

**SOUTH LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING  
TUESDAY, JULY 18, 2006, 4:30 P.M.  
CONSTITUENT SERVICE CENTER  
8475 SOUTH VERMONT AVENUE  
LOS ANGELES, CALIFORNIA 90044**

James Silcott, President  
Frederick Jackson, Vice President  
Rochelle Mills, Commissioner  
D'Ann Morris, Commissioner  
Cecilia Nunez, Commissioner

James Williams, Commission Executive Assistant, (213) 978-1295; FAX (213) 978-1029

**POLICY FOR DESIGNATED PUBLIC HEARING ITEM No. 3, 4, and 6.**

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT STAFF.**

***To ensure that the Commission has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agenda items should submit them to the Commission Office, 200 North Spring Street, Room 532, Los Angeles, 90012, prior to the meeting at which the item is to be heard in order to meet the mailing deadline. Note: Materials received after the mailing deadline will be placed in the official case file.***

TIME SEGMENTS noted \* herein are approximate. Some items may be delayed due to length of discussion of previous items.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and **provided that the Commission retains jurisdiction over the case.**

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at **www.lacity.org/PLN.** Click the "Meetings and Hearings" quick link. APC agenda are available under any of the seven service areas.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenda item here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90<sup>th</sup> day following the date on which the City's decision became final.

**GLOSSARY OF ENVIRONMENTAL TERMS:**

CEQA - Calif. Environmental Quality Act  
EIR - Environmental Impact Report

ND - Negative Declaration  
MND - Mitigated Negative Declaration  
CE - Categorical Exemption

1. DIRECTOR'S REPORT

- A. Council actions and schedule
- B. Other items of interest

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – February 7, 2006 and March 21, 2006

3. DIR 2006-163-BSA-1A

CEQA: N/A

Plan: Southeast Los Angeles

**Council District:** 9

**Location:** 3760 S. Figueroa Street

**Expiration Date:** 08-01-06

**Appeal Status:** Not further appealable

**Public Hearing continued from June 20, 2006**

Appeals of the Director's decision, pursuant to the provisions of Section 12.26-K of the Los Angeles Municipal Code: Appellant No. 1 appeals the decision that the Department of Building and Safety erred in issuing Building Permit No. 04010-10000-00672 (DBS-05009 DCP) with regard to the requirements of Section 16.05 Site Plan Review; and Appellant No. 2 appeals the decision that the Department of Building and Safety did not err in issuing Building Permit No. 04010-10000-00672 (DBS-05009DCP) with regard to the street improvement requirements under Section 12.37.

**Applicant:** Urban Partners LLC, Henry H. Oh (representative)

**Appellant:** 1) Conquest Student Housing, Jack Rubens (representative);

2) Urban Partners LLC, Matt Burton (representative)

STAFF RECOMMENDS DENY THE APPEALS

Patricia Brown, (213) 978-1306

4.     **DIR 2005-9189-BSA-1A**                             **Council District: 9**  
CEQA: N/A                                             **Location: 3670 S. Figueroa Street**  
**Plan: Southeast Los Angeles**                     **Expiration Date: 08-01-06**  
                                                           **Appeal Status: Not further appealable**

**Public Hearing continued from June 20, 2006**

**An Appeal** of the Director's decision, pursuant to the provisions of Section 12.26-K of the Los Angeles Municipal Code, that the Department of Building and Safety did not err in issuing Building Permit No. 04010-10000-00672 (DBS-05009DCP) pursuant to a Zoning Administrator's Adjustment granted under Case No. ZA 2003-4921(ZAA).

**Applicant:** Urban Partners LLC  
**Appellant:** Urban Partners LLC, Matt Burton (representative)

STAFF RECOMMENDS DENY THE APPEAL  
Pat Brown, (213) 978-1306

5.     **APCS 2006-7596-SPE**                             **Council District: 8**  
CEQA: ENV-2005-7597-MND                     **Location: 4356 Leimert Blvd.**  
**Plan: West Adams-Baldwin Hills-**             **Expiration Date: 07-25-06**  
          Leimert                                     **Appeal Status: Further appealable to City Council**

**Public Hearing completed on June 12, 2006**

Pursuant to Section 11.5.7 F of the Los Angeles Municipal Code, an **Exception** from Section 6 C of the **Crenshaw Corridor Specific Plan** (Ordinance No. 176,230) to allow for a delivery/carry out restaurant which is otherwise not permitted, in lieu of a sit down restaurant which is a permitted Neighborhood Retail use; for the proposed demolition of an existing 1,250 square foot Pizza Hut restaurant to allow for the proposed construction, use and maintenance of a new 1,779 square foot Pizza Hut restaurant with 12 parking spaces on an 8,411 square foot lot.

**Applicant:** Gabriela Marks, Marks Architects

STAFF RECOMMENDS APPROVAL OF THE SPECIFIC PLAN EXCEPTION SUBJECT  
TO CONDITIONS  
Diana Lowrance (213)-978-1169

6. **Tentative Tract No. 64479-1A**  
**CEQA:** ENV-2005-7326-MND  
**Plan:** West Adams-Baldwin Hills-  
Leimert

**Council District:** 10  
**Location:** 3605-13 W. Adams Blvd.  
**Expiration Date:** 07-09-06 (extended)  
**Appeal Status:** Appealable to City Council

**Public Hearing**

**An Appeal** from the entire decision by the Advisory Agency in approving, Tentative Tract No. 64479, for a maximum 16-unit condominium conversion.

**Applicant:** Serrano Development Group Inc.

**Appellant:** Joseph M. Porrazzo

STAFF RECOMMENDS DENY THE APPEAL  
E. Gabel Luddy, (213) 978-1454

**NOTE: Any appeal to the City Council must be filed within 10 days after the mailing date of the written determination of the action of the South Los Angeles Area Planning Commission.**

7. **PUBLIC COMMENT PERIOD**

The Commission shall provide an opportunity in open meetings for the public to address it, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission. (This requirement is in addition to any other hearing required or imposed by law.)

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON NON-PUBLIC HEARING ITEMS AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

Individual testimony within the public comment period shall be limited as follows:

- (a) For non-agendized matters, up to three (3) minutes per person and up to ten (10) minutes per subject.
- (b) For agendized matters, up to two (2) minutes per person and up to ten (10) minutes per subject. PUBLIC COMMENT FOR THESE ITEMS WILL BE DEFERRED UNTIL SUCH TIME AS EACH ITEM IS CALLED FOR CONSIDERATION. The Chair of the Commission may allocate the number of speakers per subject, the time allotted each subject, and the time allotted each speaker.

The next regular meeting of the South Los Angeles Area Planning Commission will be held at **4:30 p.m.** on Wednesday, **August 1, 2006**, at the:

Constituent Service Center  
8475 South Vermont Ave.  
Los Angeles, CA 90044

An Equal Employment Opportunity/Affirmative Action employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1295 or by email at [APCSouthLA@lacity.org](mailto:APCSouthLA@lacity.org).