

**SOUTH LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 16, 2007, 4:30 P.M.
CONSTITUENT SERVICE CENTER
8475 SOUTH VERMONT AVENUE
LOS ANGELES, CALIFORNIA 90044**

Cecilia Nunez, President
Rochelle Mills, Vice President
Reginald D. Chapple, Commissioner
Frederick L. Jackson, Commissioner
James E. Silcott, Commissioner

James Williams, Commission Executive Assistant

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No. 3, 4, 5 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.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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 – None

3. **ZA 2006-7234-ZAI-1A**

CEQA: Exempt

Plan: South Los Angeles

Council District: 8

Location: 3201 S. Figueroa Street

Expiration Date: 1-30-07

Appeal Status: Not further appealable

Public Hearing

An appeal of the Zoning Administrator's determination, pursuant to Los Angeles Municipal Code Section 12.21-A,2, of a Zoning Administrator's Interpretation that: **1)** the proposed University of Southern California (USC) Health and Fitness Center, a part of the University Gateway Project, constitutes an institutional use subject to the parking rate of one space for every 500 square feet of floor area, as set forth in Section 12.21-A,4(d) of the Los Angeles Municipal Code; and **2)** the parking rate of one space for every 100 square feet of floor area in a health club, as set forth in Section 12.21-A,4(c)(2) of the Code, does not apply

Applicant: Mark Wareham, University Gateway Development;
Representative: Michael Nytzen

Appellant: Alan Smolinisky and Brian Chen, Conquest Student Housing;
Representative: Jack Rubens

STAFF RECOMMENDS DENY THE APPEAL.

Michael LoGrande, (213) 978-1318

4. **ZA 2006-5364-CU-1A** **Council District:** 8
CEQA: ENV 2006-5365-MND **Location:** 5555 S. Western Ave.
Plan: South Los Angeles **Expiration Date:** 1-27-07
Appeal Status: Not further appealable

Public Hearing

An Appeal of certain Conditions of the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-W,50, of a Conditional Use to permit a storage building for household goods in the C2-1VL Zone. The appellant is appealing Conditions: No. 9, requirement for on-site parking pursuant to the Los Angeles Municipal Code; No. 11, requirement for the facility to be closed on Federal holidays; No. 18, requirement for a surface parking area wrought iron fence; No. 21, limitation to one business sign; and No. 22, requirement for trash area placement and screening in the existing parking area.

Applicant: Timothy Hobin; Representative: Terry Speth
Appellant: Same

STAFF RECOMMENDS DENY THE APPEAL.
Dan Green, (213) 978-1318

5. **ZA 2006-3491-CU-1A** **Council District:** 10
CEQA: ENV-2006-2207MND **Location:** 8787 Venice Blvd.
Plan: West Adams-Baldwin Hills **Expiration Date:** 2-04-07
- Leimert **Appeal Status:** Not further appealable

Public Hearing

An appeal of certain Conditions of the Zoning Administrator's approval of Conditional Uses and related entitlement approvals, all pursuant to Los Angeles Municipal Code Sections: 12.24-W,37; 12.24-F; 12.24-W, 27; and 12.24-X,7, for the improvements related to and the expansion of an existing surface parking lot providing parking for the remodeling/renovation and adaptive reuse of the Helms Bakery facility. The appellant is appealing the Conditions and related issues thereto of: No. 2, parking lot tree plantings and the 8-foot in height wall adjacent to the northerly residential uses; No. 9, that all parking be free of charge; No. 14, the requirement for a parking lot attendant on-site for control of the tandem spaces, 7:00 a.m. to 11:00 p.m., daily; and No. 17.a. (1) and (2), Aesthetics (Surface Parking), regarding the 24-inch box size for trees, tree/parking space ratio number, the location of trees, and the landscaping, related improvements and the automatic irrigation system.

Applicant: Walter Marks III; Representative: Jim Ries
Appellant: Same

STAFF RECOMMENDS DENY THE APPEAL.
Al Landini, (213)-978-1318

6. **ZA 2006-4582-CU-1A**
CEQA: ENV-2006-4583-MND
Plan: Southeast Los Angeles

Council District: 9
Location: 3307-3309 S. Central Ave.
Expiration Date: 01-16-07
Appeal Status: Not further appealable

Public Hearing

An appeal of the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.24-W,4, of a Conditional Use to permit the conversion, use and maintenance of an existing storage facility into an automobile repair facility located within 300 feet of a residential zone.

Applicant: Raphael Samayoa; Representative: Barbara Darwish
Appellant: Same

STAFF RECOMMENDS DENY THE APPEAL.
Gary Booher, (213) 978-1318

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, **February 6, 2007**, 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.