

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

Reginald D. Chapple, President
Faith I. Mitchell, Vice President
Rochelle Mills, Commissioner
Cecilia Nunez, Commissioner
James E. Silcott, Commissioner

James Williams, Commission Executive Assistant I

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 – September 18, 2007

3. **DIR 2006-4573-COA-1A**

CEQA: ENV 2006-4572-MND
Plan: South Los Angeles

Council District: 1

Location: 1026 W. 22nd Street

Expiration Date: 10-17-07

Appeal Status: Not further appealable

Public Hearing – Continued from October 2, 2007

An appeal of a Condition of approval in the Director of Planning's Determination **approving a Certificate of Appropriateness** (COA) for installation of Wireless Telecommunications equipment on the roof and in the basement of a Contributing multi-residential structure located in the University Park Historic Preservation Overlay Zone (HPOZ). The applicant is appealing the condition that associated equipment cabinets be located in the basement of the structure, rather than the rear yard as proposed.

Applicant: Royal Street Communications, LLC

Appellant: Same

STAFF RECOMMENDS DENY THE APPEAL.
Matt Glesne, (213) 978-1198

4. **ZA 2007-1763-ZAD-1A**

CEQA: ENV 2007-1764-CE
Plan: West Adams-Baldwin Hills-
Leimert

Council District: 10

Location: 1848 S. Crescent Heights Blvd.

Expiration Date: 10-17-07

Appeal Status: Not further appealable

Public Hearing

An appeal of the Zoning Administrator's **denial**, pursuant to Los Angeles Municipal Code Section 12.24-X,7, of a **Zoning Administrator's Determination** to permit the construction, use and maintenance of a 7-foot 6-inch wrought iron fence with cement block columns within the front yard setback.

Applicant: Pasquale Fabrizio; Representative: Wes Andrews

Appellant: Same

STAFF RECOMMENDS DENY THE APPEAL.

Patricia Brown, (213) 978-1306

5. **ZA 2006-9311-CU-1A**
CEQA: ENV 2006-9313-MND
Plan: West Adams-Baldwin Hills-
Leimert

Council District: 8
Location: 4770 S. Don Miguel Drive
Expiration Date: 11-21-07
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,49, a **Conditional Use** to permit the installation, use and maintenance of an unmanned wireless telecommunications facility.

Applicant: T-Mobile, Joe Thompson; Representative: Tom Miller

Appellant: Same

STAFF RECOMMENDS DENY THE APPEAL.

Patricia Brown, (213) 978-1306

6. **ZA 2006-10157-CUB-ZV-1A**
CEQA: ENV 2006-10159-MND
Plan: West Adams-Baldwin Hills-
Leimert

Council District: 8
Location: 4225 Crenshaw Boulevard
Expiration Date: 11-12-07
Appeal Status: Further appealable to City
Council

Public Hearing

An appeal of certain Conditions of the Zoning Administrator's **approvals**, pursuant to Los Angeles Municipal Code Sections 12.24-W,1 and 12.24-F, and Charter Section 562 and Section 12.27-B of: **1) a Conditional Use** to allow the sale and dispensing for consideration of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed ground floor full service restaurant and nightclub and a second-story lounge/private club and to allow a determination of yards; and **2) Variances:** **a)** from Section 12.26-E,5 of the Municipal Code to permit three or more required parking spaces to be provided off site by lease in lieu of a recorded covenant within 750 feet; and **b)** from Section 12.13.5 of the Municipal Code to permit public dancing and entertainment within a proposed restaurant/nightclub and lounge/private club as otherwise not permitted in the C1.5 Zone. Specifically appealed are Condition Nos.: 7. (limitation to 4,719 s.f. in lieu of 8,313 s.f.); 8. (hours of operation); 31.c.2. (signage restrictions); 32. (single beer, wine cooler and size

restrictions); 36. (quarterly gross food/alcohol sale ratio restriction); 38. (Approval of Plan review requirements); and 39. (term limit of grant). And **B)** An appeal of the Zoning Administrator's **denials**, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of : **1) a Variance** from Section 12.13.5 of the Municipal Code to permit a second floor outdoor eating area with 28 seats as otherwise not permitted in the C1.5 Zone proposed in conjunction with a second floor lounge/private club associated with the conversion of a building to a restaurant/nightclub; and **2) a Variance** from Section 12.13.5 of the Municipal Code to permit a ground floor outdoor eating area with 50 seats with the patio area which is not located between the building and the required front yard or within the building and a required side or rear yard which abuts a public street as otherwise required in the C1.5 Zone in conjunction with a proposed restaurant/nightclub.

Applicant: Curtis Fralin; Representative: Nichole Smith

Appellant: Same

STAFF RECOMMENDS DENY THE APPEAL.

Lourdes Green, (213) 978-1313

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 Tuesday, **November 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) 978-1300 or by email at APCSouthLA@lacity.org.