

**SOUTH LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, APRIL 1, 2008, 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

Lourdes Sanchez, Commission Executive Assistant I

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No.3.

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 agendized items should submit them to the Commission Office, 200 North Spring Street, Room 532, Los Angeles, 90012, 10 days 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 agendized 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
- C. SurveyLA Presentation by Office of Historic Resources

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests

3. **AA-2007-1846-PMLA-1A**

CEQA: ENV-2007-1847-MND
Plan: West Adams-Baldwin Hills-
Leimert

Council District: 10

Location: 3052-3060 S. Crenshaw Boulevard,
3501-3515 W. Jefferson Boulevard,
3049-3055 S. Bronson Avenue

Expiration Date: 04/01/08

Appeal Status: Not further appealable.

PUBLIC HEARING

APPEAL of the Parcel Map approval for the merger of seven parcels into one lot for the development of approximately 44,831 square feet of commercial floor area, including a minimum of 90 off-street parking spaces

Applicant: Jennifer Gandin, West Los Angeles Plaza, LLC
Representative: Mark Brown, Brown Mushul, Inc.

Appellant: Historic Preservation West Adams Heritage Association
Representative: Jean Frost

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Theodore Irving, (213) 978-1366

4. **ZA-2007-1874-CU-ZV-ZAA-ZAD-1A**
CEQA: ENV-2007-1847-MND
Plan: West Adams-Baldwin Hills-
Leimert

Council District: 10
Location: 3052-3060 S. Crenshaw Boulevard,
3501-3515 W. Jefferson Boulevard,
3049-3055 S. Bronson Avenue
Expiration Date: 04/01/08
Appeal Status: CU, ZAA, ZAD not further
appealable. ZV further appealable if
granted.

PUBLIC HEARING

Appeal of **Conditional Use** approval for the construction use, and maintenance of a Commercial Corner Development that operates between the hours of 5 a.m. and 11 p.m. daily, 7-days a week with variable 0- to-10.5 foot in lieu of the minimum 5-foot landscaped planted areas around the building and parking areas as required by Section 12.22 A 23 (a)(10)(i) of the Los Angeles Municipal Code

Appeal of **Conditional Use** approval for **a)** the continued use and redesign of an existing (deemed approved) public parking area in an R zone; **b)** an approximate 3-foot yard in lieu of the 15-foot front yard otherwise required by Section 12.21 A 6 (a) of the Los Angeles Municipal Code along Bronson Avenue; and to allow this approximate 3-foot yard in lieu of the 5-foot side yard otherwise required by Section 12.21 A 6 (a) of the Los Angeles Municipal Code upon recordation of a final Parcel Map that redesignates the Bronson Avenue frontage as a side lot line; **c)** to permit approximately 17 required parking spaces and additional non-required parking for the proposed development at 3060 S. Crenshaw Boulevard to be located in a parking structure at 3500 S. Crenshaw Boulevard and shared with a church use located at 3600 S. Crenshaw Boulevard.

Appeal of the **Zone Variance** from Municipal Code Section 12.09.1 A to permit loading space, trash and recycling areas for a commercial development to be located in the RD1.5-1 zone

Appeal of the **Zoning Administrator's Adjustment** to allow accessory uses (parking, loading, trash and recycling uses) for a commercial development on property in a more restrictive zone than the main use.

Applicant: Jennifer Gandin, West Los Angeles Plaza, LLC
Representative: Mark Brown, Brown Mushul, Inc.

Appellant: Historic Preservation West Adams Heritage Association
Representative: Jean Frost

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Theodore Irving, (213) 978-1366

5. **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, **APRIL 15, 2008**, 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.