

**SOUTH LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING  
TUESDAY, AUGUST 17, 2010, 4:30 P.M.  
CONSTITUENT SERVICE CENTER  
8475 SOUTH VERMONT AVENUE  
LOS ANGELES, CALIFORNIA 90044**

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

James Williams, 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 agenda items should submit them to the Commission Office, 200 North Spring Street, Room 272, 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.

**In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

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

3. **ZA-2007-919-ZV-1A**

**CEQA:** ENV-2007-920-MND

**Plan:** South Los Angeles

**Council District:** 9 – Perry

**Expiration Date:** 9-14-10

**Appeal Status:** Further appealable to the City Council if approved

**PUBLIC HEARING**

**PROJECT LOCATION:**

7401S. AVALON BOULEVARD

**REQUESTED ACTION:**

**An appeal** of the Zoning Administrator's decision pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, for the denial of a Variance from Section 12.11-A of the Code to permit the conversion, remodeling and new additions to a 4,789 square-foot automotive repair facility that was converted without prior approvals or permits to a 7,451 square-foot retail hardware store, lumber yard and cabinet shop use (Brother's Leal), with 15 on-site parking spaces, as otherwise not allowed on property classified in the [Q]R4 Zone, and denial of the environmental clearance Mitigated Negative Declaration ENV-2007-0920-MND.

**Applicant:** Emmanuel Leal,  
Rep.: Alan Pinel, Alpine Design

**RECOMMENDED ACTION:**

Deny the appeal; Sustain the Zoning Administrator's decision for the denial of a request for a Variance to permit the conversion, remodeling and new additions to a 4,789 square-foot automotive repair facility that was converted without prior approvals or permits to a 7,451 square-foot retail hardware store, lumber yard and cabinet shop use (Brother's Leal), with 15 on-site parking spaces, as otherwise not allowed on property classified in the [Q]R4 Zone, and consider the environmental clearance Mitigated Negative Declaration ENV-2007-920-MND.

**Staff:** Albert Landini (213) 978-1318

#### **4. 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, **September 7, 2010**, 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](mailto:APCSouthLA@lacity.org).