

**SOUTH LOS ANGELES AREA PLANNING COMMISSION**

**REGULAR MEETING**

**TUESDAY, MAY 4, 2004, 4:30 P.M.**

**CONSTITUENT SERVICE CENTER**

**8475 SOUTH VERMONT AVENUE**

**LOS ANGELES, CALIFORNIA 90044**

D'Ann M. Morris, President  
Arturo Ybarra, Vice President  
Frederick L. Jackson, Commissioner  
Bettie Joann McKinney, Commissioner  
James E. Silcott, Commissioner

Sheldred Alexander, Commission Executive Assistant  
(213) 978-1294; FAX (213) 978-1029

**EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.**

**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. All requests to address the Commission on public hearing items must be submitted **prior** to the Commission's consideration of the item.

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

**To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agendized items should submit them to the Commission Office, 200 North Spring Street, Room 532, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline.**

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 N. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.cityofla.org/pln/index.htm>

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.

**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. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

3. **AA 2003-5067 PMLA-1A**  
**ZA 2003-5066(ZV)(SPR)-1A**  
**CEQA: ENV 2003-5068-MND**

**Council District:** 8  
**Location:** 3736-3738 W. Santa Rosalia Dr.  
**Expiration Date:** Extended  
**Plan:** West Adams-Baldwin Hills-Leimert  
**Appeal Status:** Further appealable

**PUBLIC HEARING**

(1) An appeal from the entire determination of the Advisory Agency's approval, pursuant to Section 17.53, for a subdivision of one lot for a maximum of two parcels and a Haul Route application.

**APPLICANT:** FR Ventures-Quarles Family Trust  
**APPELLANT:** Parkview Manor-Lockland, Inc.

(2) An appeal of conditions, elements or parts of an Associate Zoning Administrator's disapproval pursuant to the Los Angeles Municipal Code Section 12.27, of a variance from Section 12.21.1.A.1 of the Los Angeles Municipal Code to allow a FAR of 3.13 in lieu of the FAR limitation of 1.5; disapproval pursuant to the Los Angeles Municipal Code Section 16.05, of a request for Site Plan Review, all on property within the [Q]C2-1 and PB-1 Zones; and approval pursuant to the Los Angeles Municipal Code Section 12.27, of a variance from Section 12.12.1.5, and Ordinance 165,481 to allow residential uses on the entire subject site, including the portion previously zoned PB-1.

**STAFF RECOMMENDS DENIAL OF THE APPEAL**

Emily Gabel-Luddy (213) 978-1330

**APPLICANT:** FR Ventures-Quarles Family Trust  
**APPELLANT:** FR Ventures-Quarles Family Trust

#### **4. PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

**Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.**

Individual testimony within the public comment period shall be limited to five (3) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the South Los Angeles Area Planning Commission  
will be held at **4:30 p.m.** on, **Tuesday, May 18, 2004**  
Constituent Services Center  
8475 S. Vermont Avenue  
Los Angeles, California 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.