

**SOUTH LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 18, 2003, 4:30 P.M.
CONSTITUENT SERVICE CENTER
8475 S. VERMONT AVENUE
LOS ANGELES, CALIFORNIA 90044**

Joy Atkinson, Commissioner
R. D. Lottie, Jr., Commissioner
D'Ann M. Morris, Commissioner
James E. Silcott, Commissioner
Arturo Ybarra, Commissioner

Fely Pingol, Commission Executive Assistant
(213) 978-1295; 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 NOS.: 3, 4, and 5

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.

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.

AGENDAS are posted for public review in the Main Street lobby of City Hall, 200 N. Spring 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 90th 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. **ZA 2001-2612(ZV)(ZAA)(PA)-A1**

CEQA: ENV 2001-2613-CE

Plan: South Central Los Angeles

Council District: 8

Location: 1621 West 24th St.

Expiration Date: 01/29/03
(extended)

Status of Appeal: Variance grant
further appealable

Continuance from 01/07/03

PUBLIC HEARING

AN APPEAL, from the entire determination of an Associate Zoning Administrator's denial of a Variance Plan Approval application to permit one standard parking stall for each of three dwelling units and one compact parking stall for each of three other dwelling units in lieu of one standard parking stall for each dwelling unit in a 6-unit residential building as required by Section 12.21-A,5(c) of the Municipal Code.

(From an earlier error in project description listed as "to permit two standard parking stalls in lieu of three standard size parking stalls for a six-unit residential building as required by Section 12.21-A,5(c) of the Municipal Code.")

APPLICANT: Pedro Guevara

APPELLANT: Pedro Guevara

STAFF RECOMMENDS DENIAL OF APPEAL.
Daniel Green (213) 978-1304

VARIANCE, from Section 12.09-A to allow the conversion, use and maintenance of a third residential unit instead of the permitted two family dwelling; from Section 12.21-A,4(a) to allow one of the two required covered parking spaces for the additional unit to be unenclosed and not in a private garage; and from Section 12.21-A,5(i)(1) to allow automobiles to back onto a public street or sidewalk to leave the parking stall, parking bay or driveway where the parking area serves more than two units and where the driveway access is to a street other than a major or secondary highway; **and**

Pursuant to Los Angeles Municipal Code Section 12.28-A, a denial of a request for:

ZONING ADMINISTRATOR'S ADJUSTMENT from Sections 12.09-C,2 and 12,21-C,1(g) to allow an access way for architectural features, fire escape, porch, balcony or other projections to be less than the 2-1/2 feet; from Sections 12.09-C,2 and 12,21-C1(g) to allow a reduced side yard of 1-foot 6 inches instead of the required 4 feet; and from Section 12.21-C,2(b) to allow a reduced passageway between residential buildings of 6 feet instead of the required 10 feet.

APPLICANT: Nick Rea

APPELLANT: A1 - Hector Santoyo and Ana Alcocer
A2 - Roberto Gonzalez

STAFF RECOMMENDS DENIAL OF APPEAL.
Albert Landini 213) 978-1467

6. **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, March 04, 2003**

Constituent Services Center
8475 S. Vermont Avenue
Los Angeles, California 90044

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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.