

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

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

Sheldred Alexander, Commission Executive Assistant
(213) 978-1293; 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, 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 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 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

C. Minutes of Meeting - August 5, 2003

3. **ZA 1998-0115(PAD)(PA1)-A1**

CEQA: ENV 98-0167-CE
Plan: South Central Los Angeles

Council District: 10
Location: 2021 So. Western Ave.
Expiration Date: Extended
Status of Appeal: Not further
appealable

(Continuance from August 5, 2003)

PUBLIC HEARING

AN APPEAL from the entire determination of an Associate Zoning Administrator's determination pursuant to (1) Section 12.24-M of the Los Angeles Municipal Code, and (2) pursuant to Condition No. 10 of Case No. 1998-0115. The Zoning Administrator determined that the applicant did not achieve compliance with several conditions of the grant and therefore denied the Plan Approval request for the continued use of an approximate 1,056 square-foot modular trailer/office structure on the property in conjunction with the operation of an existing automotive body and fender repair use.

APPLICANT: Cheol Am Kim/Modern Auto

APPELLANT: Cheol Am Kim

STAFF RECOMMENDS DENIAL OF APPEAL.

Daniel Green (213) 978-1318

4. **ZA 2002-6643(CU)(ZV)-A1**

CEQA: ENV 2002-6644-MND
Plan: Southeast Los Angeles

Council District: 1

Location: 1405 West Venice Blvd.

Expiration Date: Extended

Status of Appeal: Variance granted
further appealable

(Continuance from August 19, 2003)

PUBLIC HEARING

AN APPEAL, from the entire determination of an Associate Zoning Administrator's denial pursuant to Los Angeles Municipal Code Section 12.24-W,27 of a Conditional Use Permit, with specified deviations from the requirements of Section 12.22-A,23(a) of the Code, to allow an 8-bay, 24-hour, coin operated, 3,356 square-foot car wash. The specified deviations requested are to allow 24 hour operation, to allow automobile laundry or wash rack (car wash), to waive bicycle parking requirement, to waive recycling area or room requirement, and to allow pole and billboard signs; and denial pursuant to Los Angeles Municipal Code Section 12.27, of a Variance from Sections 12.14-A,9 and 12.17.1-A,1 to allow bay windows within 100 feet of residential properties.

APPLICANT: Eddie Pinchasi/Temple CW,LLC

APPELLANT: Eddie Pinchasi/Temple CW,LLC

STAFF RECOMMENDS DENIAL OF APPEAL

R. Nicolas Brown (213) 978-1314

5. **ZA 2003-3161(CU)-A1**

CEQA: ENV 2003-3162-MND
Plan: West Adams-Baldwin Hills-Leimert

Council District: 8

Location: 3928-3930 W. Slauson Ave.

Expiration Date: 12-10-03

Status of Appeal: Not further
appealable

PUBLIC HEARING

AN APPEAL from the entire determination of an Associate Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-W,24, of a conditional use to permit the expansion of a motel in the C2 Zone within 500 feet of an "R" Zone.

APPLICANT: Manish Vinalli/Universal Inn

APPELLANT: Joseph Wilson

STAFF RECOMMENDS DENIAL OF APPEAL

Dan Green (213) 978-1304

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, November 18, 2003**
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.