CITY OF LOS ANGELES

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

HEARING AGENDA
SUBDIVISIONS/HEARING OFFICER
Thursday, February 23, 2017
200 North Spring Street
Room 1050 (Main City Hall)
Los Angeles, CA 90012

APPROXIMATE TIME & STAFF	CASE NOS.	CD	OWNER / REPRESENTATIVE	PROPERTY ADDRESS/ COMMUNITY PLAN	ZONE
1. 9:30 A.M. Iris Wan (213) 978-1397	AA-2014-3038-PMLA-CN **ZA-2014-3040-CDP-MEL ENV-2014-3039-MND	11	AK Lofts 5, LLC Howard Robinson & Associates	656 and 656 ½ California Avenue *West Los Angeles Planning Area*	RD1.5-1
2. 10:00 A.M. Jae Kim (213) 978-1322	AA-2016-3623-PMLA ZA-2016-3627-ZAA ENV-20163345-CE	15	F3 Holdings, LLC	12314 S. Vermont Avenue *Harbor Gateway Planning Area*	R2-1-O
3. 10:30 A.M. Kenton Trinh (213) 978-1920	AA-2016-1738-PMLA ENV-2016-1739-CE-CE	11	Ameen Amanat	12119 W. Victoria Ave. *Palms-Mar Vista-Del Rey Planning Area*	R1-1

*This is a related City Planning Commission Case. A Hearing Officer for the City Planning Commission will hear the case and take testimony. No decision will be made on the CPC case, it will be heard before the City Planning Commission at a later date for a decision.

** This is a related Zoning Administrator Case. A Hearing Officer for the Zoning Administrator will hear the case and take testimony. No decision will be made on the ZA case, it will be decided by a Zoning Administrator as a separate action.

Abbreviations: **APC**- Area Planning Case; **APT**- Apartments; **C**- Condominium; **CC**- Condominium Conversion; **CDP**- Coastal Development Permit; **CM**- Commercial; **CMC**- Commercial Condominium; **CMCC**- Commercial Condo Conversion; **CN-** New Condominium; **CPC**- City Planning Case; **ENV**- Environmental Assessment Case; **IND**- Industrial; **INDC**- Industrial Condominiums; **NDCC**- Industrial Condo Conversion; **MANF**- Manufacturing; **MF**- Multiple-Family; **MOD**- Modification; **PP**- Project Permit; **PS**- Private Street; **REV**- Reversion to Acreage; **SC**- Stock Cooperative; **SF**- Single-Family; **SUB**- Subdivision; **ZC**- Zone Change

NOTE: Per State Government Code Section 65009(b)(2): If you challenge any agenda items in court, you may be limited to raising only those issues raised in person at the public hearing, or in correspondence received at or before the public hearing.

□□ **FACILITY AND PARKING ARE WHEELCHAIR ACCESSIBLE**

□□ **SIGN LANGUAGE INTERPRETERS, ASSISTIVE LISTENING DEVICES, OR OTHER AUXILIARY AIDS AND/OR SERVICES MAY BE PROVIDED IF REQUESTED AT LEAST 72-HOURS PRIOR TO THIS MEETING BY CALLING (213) 847-6564.**

SUBDIVISION/PARCEL MAP PUBLIC HEARING STANDARD PROCEDURES (06.26.06)

1. **OPEN:** The Advisory Agency will introduce himself/herself and open the meeting with date and time. City Agency representatives and Planning staff will introduce themselves.

2. **CASE PRESENTATION:** The City Staff will summarize 1) the request to subdivide the property, 2) the request for any other cases directly related to the subdivision, 3) written reports from City agencies, 4) all correspondence received, and 5) staff recommendation. Any City Agency may submit additional written or oral comments at this time.

3. **PUBLIC HEARING:**

   a. The subdivider or his/her representative will be first to speak (state name and address for the record): 1) Advisory Agency will ask if they accept the conditions as recommended by staff; 2) a brief presentation may be made; 3) any questions or concerns about any of the proposed conditions may be raised at this time. (Note: City Agency representatives may take notes and receive any material relevant to questions or concerns raised by the subdivider but will hold their responses until the end of the proceedings.)

   b. Anyone in the audience may speak on the case. There are no speaker cards. Speakers must state their name and address for the record. Speakers will be limited to 3 minutes. Please focus comments on the property and the requested actions. If someone who spoke before says exactly what you had in mind, there is nothing wrong with simply indicating your agreement with the prior speaker. These proceedings are recorded so please speak clearly into the microphone.

   c. The subdivider or his/her representative will be afforded an opportunity to respond to any issues of concern raised by the public. Advisory Agency will close the Public Hearing and the Subdivision Committee will confer.

4. **COMMITTEE DELIBERATIONS:** City Agency staff will be asked to respond to the Advisory Agency on any concerns or clarifications raised by the subdivider during the public hearing that affect their department's recommendations. This is the time when the City agencies consider all of the information received on the case.

5. **DECISION.**

6. **NOTIFICATION:** Persons speaking should sign in on the pink sign in sheet in order to receive a copy of the determination letter when it is issued. All cases acted on by the Advisory Agency can be further appealed to an Area or Citywide Planning Commission. This appeal information will be included in the letter of determination.

7. **CLOSE OF SUBDIVISION MEETING:** After all of the cases have been heard, the Advisory Agency will close the meeting stating the time of completion.