



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

- To Owners:** ☐ Within a 100-Foot Radius
☐ Within a 500-Foot Radius
☐ Abutting a Proposed Development Site
- And Occupants:** ☐ Within a 100-Foot Radius
☐ Within a 500-Foot Radius
And: ☒ Interested Parties/Others

This notice is sent to you because you are an interested party to a project for which an appeal from a Department action was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, if applicable, will be among the matters considered at the hearing. The decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: **1860, 1868 North Western Avenue and 5440, 5446, 5448 West Franklin Avenue**, legally described as Lots: PT LT 27 (Arb 1, 2, 3, 4, 5, 6, 7); Block: None; and Tract: West Portion of the Lick Tract = Los Felis RO; as specifically shown in the application (see attached map).

Case No.:	VTT-74169-1A	Council No:	13 – O’Farrell
CEQA No.:	ENV-2016-1955-MND	Related Cases:	VTT-74169 CPC-2016-1954-CU-MCUP-DB-SPP-SPR
Hearing Held By:	Los Angeles City Planning Commission	Plan Area:	Hollywood
Date:	February 8, 2018	Zone	C4-1D and R3-1
Time	After 8:30 a.m.	Specific Plan:	Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan – Subareas A and B
Place:	Los Angeles City Hall 200 N. Spring Street, Room 340 Los Angeles, CA 90012 (Please use the 201 N. Main Street entrance)	Land Use:	Neighborhood Office Commercial
Staff Contact:	Jane Choi, Senior City Planner 200 N Spring Street, Room 621 Los Angeles, CA 90012 Jane.Choi@lacity.org (213) 978-1379	Applicant:	Damon Porter, Western & Franklin, LLC
		Representative:	Craig Lawson, Craig Lawson & Co., LLC
		Appellants:	George Abrahams and Alexandra Kondracke, Los Feliz Improvement Association, Jeffrey Augustine, William Beech, Karen De La Carriere, Christina Khanjian, Gary Khanjian, Mark Mauceri, Drew Murphy (Franklin & Western Improvement Association), Ronald Ostrow, Nuel Tate
		Representative:	Nyla Arslanian for Los Feliz Improvement Association

PROPOSED PROJECT: The proposed project involves the demolition of a gas station, a one-story single-family residence and a one-story duplex and the construction of a 97,334-square-foot, 60-foot, five-story mixed use project that includes 87 residential units and approximately 6,000 square feet of ground floor commercial. Of the 87 units, 20 percent or 11 units will be set aside as Restricted Affordable Units for Very Low Income Households. The project provides a total of 112 parking spaces located on the ground level and in one subterranean parking level. The project is located in the C4-1D and R3-1 Zones within Subareas A (Neighborhood Conservation) and B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Transit Oriented District Specific Plan.

APPEAL: Appeal of the Deputy Advisory Agency’s determination to approve Vesting Tract Map 74169 to allow the merger and re-subdivision of the project site into a single ground lot, to merge 4.5 feet of previously dedicated land along Franklin Avenue back into the project site and approval of a haul route; and appeal of the Mitigated Negative Declaration ENV-2016-1955-MND.

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

AGENDAS AND REPORTS- Commission 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 online at planning.lacity.org. Appeal Recommendation Reports will be available on-line seven (7) days prior to the public hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings". Appeal Recommendation Reports are hyperlinked to the case numbers on the agendas. If you are appealing a determination of an Associate Zoning Administrator (AZA), please note that the letter of determination is the report which is forwarded to the Commission. Appeal Recommendation Reports are not prepared for AZA appeals. The Commission may consider the entire action even if only a portion of the action has been appealed.

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to the hearing. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department or Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda 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. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written testimony may be submitted via email, in person or by U.S. mail to the staff identified on the front of this page. Correspondence should be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits. **To the extent possible, please also submit all materials electronically (flash drive, CD or via email).**

- **Regular Submissions** - Written materials not limited as to volume must be received ten (10) days prior to the hearing date. Provide an **original** plus **twelve (12) copies** of all correspondence or exhibits. You may submit written testimony to the Commission Office directly at **200 North Spring Street, Room 532, Los Angeles, CA 90012** in attention to the Commission Secretariat.
- **Rebuttal Submissions** - All written materials in response to the Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours** before the public hearing. Submissions, including exhibits, shall not exceed ten (10) pages.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the public hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - 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 agenzied 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.

ACCOMMODATIONS - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.