



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 own property or are an occupant residing near a site 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: **1525 North Palisades Drive** (1525 & 1533 North Palisades Drive; 17310 & 17320 West Vereda De La Montura)

Case No.: ZA-2017-2170-ELD-CDP-SPR-1A
CEQA No.: ENV-2017-2171-CE
Hearing Held By: West Los Angeles Area Planning Commission
Date: **April 18, 2018**
Time **After 4:30 p.m.**
Place: Henry Medina West Los Angeles Parking Enforcement Facility
2nd Floor, Roll Call Room
11214 West Exposition Boulevard
Los Angeles, CA 90064
Staff Contact: Cecilia Lamas, Commission Executive Assistant
200 North Spring Street, Room 532
Los Angeles, CA 90012
apcwestla@lacity.org
(213) 978-1299

Council No: 11 – Bonin
Related Cases: ZA 2017-2170-ELD-CDP-SPR
Plan Area: Brentwood – Pacific Palisades
Zone C1-1-H
Plan Overlay: None
Land Use: Neighborhood Office Commercial
Applicant: Rony Shram, Palisades Drive, LP
Representative: Kevin K. McDonnell, Esq., Jeffer Mangels Butler & Mitchell LLP
Appellant 1: Jonathan Klar, Maria Klar, and Additional Appellants
Representative 1: Jonathan Klar
Appellant 2: Robert T. Flick and Sandra L. Flick
Representative 2: Kristina Kropp, Esq. and Robert L. Glushon, Esq., Luna & Glushon

PROPOSED PROJECT:

The proposed project involves the construction, use, and maintenance of a new four-story, 64,646 square-foot Eldercare Facility with two levels of subterranean parking, ranging in height from 25 to 45 feet. The project will contain 82 guest rooms, including 59 guest rooms used for Assisted Living Care Housing and 23 guest rooms used for Alzheimer's/Dementia Care Housing. The project will provide a total of 66 automobile parking spaces and 10 bicycle parking spaces.

APPEAL:

Appeal of the Zoning Administrator's determination to dismiss an Eldercare Facility Unified Permit pursuant to Los Angeles Municipal Code (LAMC) Section 14.3.1-B; to approve a Coastal Development Permit pursuant to LAMC Section 12.20.2, and to approve a Site Plan Review pursuant to LAMC Section 16.05; and appeal of Categorical Exemption ENV-2017-2171-CE.

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 five (5) 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 agenzized 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.