



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 application 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, will be among the matters considered at the hearing. The hearing officer or Deputy Advisory Agency 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: 1855 – 1871 S. Westwood Blvd; West Los Angeles

Case Nos.: CPC-2016-3646-VZC-HD
VTT-74559
CEQA No.: ENV-2016-3647-MND
Hearing Held By: Advisory Agency and Hearing Officer on
behalf of the City Planning Commission
Date: April 11, 2018
Time 10:30 a.m.
Place: Los Angeles City Hall
200 N. Spring St. Los Angeles, CA 90012
(Please use the 201 N. Main Street
entrance)
Staff Contact: Debbie Lawrence, Senior City Planner
200 N. Spring St. Los Angeles, Room #721
Los Angeles, CA, 90012
Debbie.lawrence@lacity.org
(213) 978-1163

Council No: #5 - Koretz
Related Case(s): none
Plan Area: West Los Angeles
Zone: C4-1VL-O
Plan Overlay: None
Land Use: Neighborhood Commercial
Applicant: Westwood Regent, LLC
Representative: Jim Ries, Craig Lawson & Co,
LLC.

PROPOSED PROJECT:

The Project involves a request for a merger and re-subdivision of two existing lots totaling 13,768 square feet to create one master ground lot and 4 airspace lots totaling approximately 13,461 square feet, and a zone/height district change from C4-1VL-O to RAS4-1-O, to allow for the development of a 5-story mixed-use building with 33 residential apartment units and approximately 3,000 square feet of ground floor commercial space. This includes 59 parking spaces on 2 subterranean levels and partially on the ground floor. The Project Site contains 3,020 square feet of auto repair facilities and associated surface parking. One existing building will be demolished as part of the Project.

REQUESTED ACTION(S):

The Advisory Agency will consider:

1. Pursuant to CEQA Guidelines Section 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-3647-MND("Mitigated Negative Declaration"), and all comments received; and
2. Pursuant to Section 17.15 of the Los Angeles Municipal Code (LAMC), a **Vesting Tentative Tract Map** for the re-subdivision of two existing lots resulting in an approximately 0.31-acre (13,461 square feet) site that will merge and re-subdivide 2 existing lots in order to create a vertical airspace map consisting of one ground lot and 4 airspace lots.

The Hearing Officer will consider:

1. Pursuant to CEQA Guidelines Section 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-3647-MND("Mitigated Negative Declaration"), and all comments received; and
2. Pursuant to Section 12.32 F & Q of the Municipal Code, a Vesting **Zone Change and Height District Change** Zone change from C4-1VL-O to (T)(Q)RAS4-1-O to permit the construction of a mixed use project containing a maximum of 33 residential apartment units, 3,000 square feet of neighborhood commercial space on a 13,461 square foot property.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

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.**

DIVISION OF LAND – Please note that the Staff Report 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". Staff Reports are hyperlinked to the case numbers on the hearing schedule.

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to the hearing. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

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 no later than **five (5) days** prior to the hearing date. Provide an **original** plus **(3) copies**, and follow the size guidelines above.

Rebuttal Submissions - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than **48 hours** before the hearing date. 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 hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. Notwithstanding, the Hearing Officer or Deputy Advisory Agency may deviate from this requirement at their discretion.

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, Associate Zoning Administrator or Hearing Officer. Notwithstanding, the Hearing Officer or Deputy Advisory Agency may deviate from this requirement at their discretion.

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.