



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: 2512 South Robertson Boulevard

Case No.: ZA-2017-3013-CUW-1A
CEQA No.: ENV-2017-3014-CE
Hearing Held By: South Los Angeles Area Planning Commission
Date: **October 30, 2018**
Time **After 4:30 p.m.**
Place: Los Angeles Department of Water and Power
Crenshaw Customer Service Center
4030 Crenshaw Boulevard
Los Angeles, CA 90008
Staff Contact: Etta Armstrong, Commission Executive Asst.
200 North Spring Street, Room 272
Los Angeles, CA 90012
etta.armstrong@lacity.org
(213) 978-1128
apcsouthla@lacity.org

Council No: 10 – Wesson Jr.
Related Cases: N/A
Plan Area: West Adams-Baldwin Hills-Leimert
Zone C4-1VL-CPIO
Plan Overlay: N/A
Land Use: Neighborhood Commercial
Applicant: Jane Collier, Verizon Wireless SMSA, LP
Representative: Lisa Desmond
Delta Group Engineering
Appellants: Linda Theung & 214 Residents & 53 Businesses (see attached)
Representative: Linda Theung

PROPOSED PROJECT:

Wireless Telecommunications Facility (WTF).

APPEAL:

Appeal of the July 6, 2018, Zoning Administrator's determination to:

1. Determine, based on the whole of the administrative record, that the Project is exempt from the California Environment Quality Act (CEQA) pursuant to CEQA Guidelines Section 15300 *et seq.* and City of Los Angeles CEQA guidelines Article III, Section 1, Class 3, Category 4, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies with additional terms and conditions;
2. Approve a Conditional Use Permit authorizing an unmanned Wireless Telecommunication Facility (WTF); and
3. Approve the installation, use and maintenance of the subject WTF with a 52-foot high mono-eucalyptus, in lieu of 45-foot maximum height, in the C4-1VL-CPIO Zone.

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.**

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 online 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.

- **Initial Submissions** - Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and Commission identified on the front of this page. In addition, an **original plus six (6) copies** must be submitted to the Commission Office directly at **200 North Spring Street, Room 272, Los Angeles, CA 90012** in attention to the Commission Secretariat.
- **Secondary Submissions** - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than **by 3:00 p.m., Thursday of the week prior to the Commission Meeting**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **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. The Commission Rules and Operating Procedures are available online at planning.lacity.org by selecting "Commissions & Hearings" and selecting the specific 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.

List of Appellants (Residents and Businesses*) Appealing to Reject Verizon Condition Use Permit for Cell Tower and Diesel Generator at 2512 S. Robertson Blvd, Los Angeles, CA 90034
Case Nos. ZA-2017-3013-CUW and ENV-2017-3014-CE

- | | | |
|----------------------------------|---------------------------------|-----------------------------|
| 1. Michael Abedor | 54. James Feld | 107. Shuli Kupchan |
| 2. Alon Aboutboul | 55. Marilyn Feld | 108. Luis Lam |
| 3. Jim Agee | 56. Leon Felus | 109. Anura Lawson |
| 4. Jacqueline Agroca | 57. Quincy Ferguson | 110. Andrew Leavenworth |
| 5. Anabel Aispuro | 58. Dan Fink | 111. Kathy Lee |
| 6. Cecilia Aispuro | 59. Doug Fitzsimmons | 112. Chris Leggett |
| 7. Doris Alcantar | 60. Amanda and John Foley | 113. Aaron Lennard |
| 8. Jason Alex | 61. Alexandra Foote | 114. Mercedes Leon |
| 9. Ron Anantavara | 62. Cynthia Forchielli | 115. Elisa Leonelli |
| 10. Nancy Aquino | 63. Meysam Foruoghi | 116. Barry Levine |
| 11. Yaniv Arbiv | 64. Donna Frieden | 117. Laurie Levine |
| 12. Marc Archenault | 65. Carol Fuchs | 118. Marion Levine |
| 13. Eden B. Pacana | 66. Ron Fuglsby | 119. Lisa Littman |
| 14. Dennis Bain | 67. Adrian Furchner | 120. Nicole LoSasso |
| 15. Helen Bain | 68. Alex Galvan | 121. Iris Luthi |
| 16. Mitchel Balmayne | 69. Alejandra Garcia | 122. Sheila Maddox |
| 17. Carmen Barahona | 70. Melissa Garcia | 123. Maria Magallanes |
| 18. Jessica Barclay-Strobel | 71. Pascual Eleazar Ruiz Garcia | 124. Edwin Maldonado |
| 19. Lisa Barnett | 72. Hector Garza | 125. Mina Marcos |
| 20. William Barrett | 73. Gilbert Geronimo | 126. Joseph Martinez |
| 21. Jeffrey Baughman | 74. Nena Geronimo | 127. Linda Matthews |
| 22. Randi Becker | 75. Dina Gibson | 128. Tim Mayhew |
| 23. James Behrens | 76. James Giernan | 129. Craig McCain |
| 24. David Beran | 77. Laura Goldsmith | 130. Harold McCauley |
| 25. Jill Blote Vogel | 78. Teddy Goldsmith | 131. Amy McKay |
| 26. Joanna Bogos | 79. Alexander Granieri | 132. Carl McKay |
| 27. David Brandt | 80. Tai Grinblat | 133. Zack Medway |
| 28. Elaine Brandt | 81. Sandey Grinn | 134. Joseph Mena |
| 29. Jeffrey Breuer | 82. John Gutierrez | 135. Aurora Meneghello |
| 30. Karen Brown | 83. Marcelo Gutierrez | 136. Tiffany Sydelle Miller |
| 31. Ina Buckner-Barnette | 84. Michael Haft | 137. Emil Mondelo |
| 32. Stephanie Caleb | 85. Dan Halloran | 138. Frankie Mondelo |
| 33. Jade Chan | 86. Anne Hart | 139. Susan Mondelo |
| 34. Serena Chang | 87. Angelica Hess | 140. Neri Moran |
| 35. Julie Chargualaf | 88. Beth Hirsch | 141. Deni Mosser |
| 36. Dean Cheng | 89. Andrew Hoffer | 142. Jonathan Nazish |
| 37. Daniel and Francine Chitayat | 90. Diane Holskin | 143. George Neil |
| 38. Ari Cohen | 91. Matthew Holskin | 144. Phoebe Neil |
| 39. Mitch Cohen | 92. Christy Hunter | 145. Lucinda Newsome |
| 40. Jolene Collins | 93. Dexter Hutchison | 146. Kate Noonan |
| 41. Michael D. Shannon | 94. Blake Ingram | 147. Jonathan Norton |
| 42. Kate D'Andrea | 95. Joan Ingram | 148. Jose Ortega |
| 43. Rafael Dayon | 96. Janice Jones | 149. Antonia Otazu |
| 44. Jamela Debelak | 97. Ilana Jurkowitz | 150. Nestor Otazu |
| 45. Andres Diana | 98. Avi Kadmon | 151. Renato Pacana |
| 46. Rebecca Dienno | 99. Lucas Kanopa | 152. John Palmerton |
| 47. Amy DiSalvo | 100. Marla Kanopa-Bizzle | 153. Mary Parkinson |
| 48. Bertha E. Perez | 101. Klaude Kimura | 154. Nicole Parvizshahi |
| 49. Christopher Eichorn | 102. Jezmae Klein | 155. Kathryn Pellman |
| 50. Natalie Elazar | 103. Sam Klein | 156. Benjamin Perez |
| 51. Kimberly Elliott | 104. Mary Koetting | 157. Michael Clark Perry |
| 52. Karen Feinberg | 105. Linda Kontos | 158. Alvaro Piccioni |
| 53. Lawrence Feinberg | 106. Noey Kupchan | 159. Martin Porcelain |

160. Justin Poulsen
161. Alfredo Ramirez
162. Charles Rarta
163. Clara Reyes
164. Krystle Reyes
165. Stephanie Ripps
166. Jenny Roman
167. Paul Roman
168. Sarah Romotsky
169. Harry Rosenfeld
170. Michael Rozales
171. Estela Ruiz
172. Juan Saba
173. Susan Salandra
174. Lorraine Salk
175. Carol Sanders
176. James Scythe
177. Carl Sealove
178. Deborah Sealove
179. Brian Segell
180. Robert Semon
181. Elena Shahdadi
182. Huli Sloane
183. Noah Sloane
184. Raphael Sloan
185. Jacob Smith
186. Ellen Snyder
187. Nick Spark
188. Larry Spector
189. Catherine St. Claire
190. William Stapleton
191. Patricia Stewart Nolen
192. Fran Sutton-Williams
193. Aleksander Tamm-Seitz
194. Linda Theung
195. Laura Thieme
196. Trevor Thieme
197. Tony Tith
198. Maybell Ulandez
199. Tess Vinnedge
200. Vern Waldroal
201. Nik Ward
202. Bryan Warman
203. Nancy Weintraub
204. Scott Weintraub
205. LE Welden
206. Rose White
207. Sandra Willard
208. Molly and Greg Wootton
209. Josh Wozman
210. Lily Yovetich
211. Lucas Yovetich
212. Sue Yovetich
213. Heide Ziecker
214. Russell Ziecker

Businesses

1. 777 Exotic Car Rental
2. A-1 Construction Design
3. Alcon Lighting
4. Alicia Salon
5. Antique Plus
6. Arcpoint Labs-West L.A.
7. Art and Soul Tattoo
8. Art Deco Designers
9. Beverlywood Swim School
10. Brody-Pennell HVAC
11. Campos Tacos
12. Century 21 Beverlywood Realty
13. Creative Producers Group Inc
14. Danny Custom Upholstery
15. Dave's Liquor
16. Dolce Isola
17. Domino's Pizza
18. Eli's Upholstery
19. Eloise's Clip and Fluff
20. Emil's Hardware
21. Esmerada's Mini Market
22. eWork Shoppe
23. Fancy Cleaners
24. Fine Art by Barbara Mendes
25. Fred's Bakery
26. Gentleman's Suit Outlet
27. German Autosport
28. Ivan Gallery
29. Knox Salon
30. Merit
31. MGM Fine Upholstery
32. Miss Donut
33. Mostly Angels and Magicals
34. Nationwide Mortgage Corp
35. New Me Apparel
36. Palmer Addressing and Mailing Co.
37. Passages Beverlywood
38. R.P.M. Brake Service
39. Rachel Rosenthal Company
40. Roads R Us Auto Inc
41. Sunset Plaza Carpets Co.
42. Taco Bell
43. Techcare Computers
44. The Bagel Factory
45. The Dance Store
46. The Empanada Factory
47. The Relational Center
48. The X Change
49. Tommy's Express Car Wash
50. Undergrind Café
51. Wellness Source Chiropractic
52. Westside Electric
53. Wonder Kids World