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 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: **11365 W. Mississippi Avenue**

Case No.:	AA-2018-3309-PMLA	**Council No:**	#11 - Bonin
CEQA No.:	ENV-2018-3310-CE	**Related Cases:**	N/A
Hearing Held By:	Deputy Advisory Agency		
Date:	**October 25, 2018**	**Plan Area:**	West Los Angeles
Time	**9:30 am**	**Zone:**	R2-1
Place:	Los Angeles City Hall, Room 1070 200 N. Spring St. Los Angeles, CA 90012 (Please use the 201 N. Main Street entrance)	**Specific Plan:**	West Los Angeles Transportation Improvement and Mitigation
		Land Use:	Low Medium I Residential
Staff Contact:	Julia Duncan, Planning Assistant 200 N. Spring St., Room 721 Los Angeles, CA 90012 julia.duncan@lacity.org (213) 978-1172	**Applicant:**	Amanda Nagata Sasaki
		Representative:	Sami Kohanim Land Use Developers Corp.

PROPOSED PROJECT:

A Preliminary Parcel Map to subdivide a 6,493.1 square foot lot (.149 acres) for the construction of a two-unit, maximum 33 feet in height, residential condominium with 5 parking spaces. The Project, located at 11365 W. Mississippi Avenue, is zoned R2-1, and includes the demolition of an existing one story, single family home and detached garage totaling 1,231 square feet.

REQUESTED ACTION(S):

1. The Advisory Agency shall consider an Exemption from the California Quality Act (CEQA) pursuant to State CEQA Guidelines Article 19, Section 15332, Class 15, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300. 2 applies; and

2. Pursuant to Los Angeles Municipal Code (LAMC) Sections 17.53 a request for a Preliminary Parcel Map to subdivide a 6,493.1 square foot lot (.149 acres) for the construction of a two-unit residential condominium with 5 parking spaces.

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 – If the project involves a Tract or Parcel Map before the Deputy Advisory Agency, please note that the Staff Report will be available on-line seven (7) days prior to the Advisory Agency 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 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 or the Advisory Agency 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 - Provide an **original** plus **(3) copies,** and follow the size guidelines above. Written materials not limited as to volume must be received no later than **five (5) days** prior to the public hearing.

Rebuttal Submissions - All written materials in response to the Staff 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. Notwithstanding, the 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 Advisory Agency. Notwithstanding, the 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 agenized 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 auxiliary aids and/or services may be provided upon request. 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.