

CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF CITY PLANNING

**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:** ☒ Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

**Hearing by:** Associate Zoning Administrator  
**Date:** Wednesday, January 6, 2016  
**Time:** 10:30 a.m.  
**Place:** Los Angeles City Hall  
200 North Spring Street, Room 1020  
Los Angeles, CA 90012

**Staff Contact:** Frank Quon  
**Phone No.:** (213) 473-9987  
frank.quon@lacity.org

**Case No.:** ZA 2009-0261(ZV)(PA1)  
**CEQA No.:** ENV-2015-3082-CE  
**Incidental Cases:** None  
**Related Cases:** ZA 2009-0261(ZV)  
**Council No.:** 11 – Bonin  
**Plan Area:** Westchester-Playa del Rey  
**Specific Plan:** Los Angeles Coastal  
Transportation Corridor  
**Certified NC:** Westchester-Playa del Rey  
**GPLU:** Limited Manufacturing  
**Zone:** MR1-1  
**Applicant:** Aaron Medina, The Hertz Corporation  
**Representative:** Adam Meeker, Fishbeck  
Thompson Carr & Huber

**PROJECT LOCATION:** 5733 & 5745 W. Arbor Vitae Street

**PROPOSED PROJECT:** No change to the original proposal that included the continued use and maintenance of a bus maintenance facility inside an existing warehouse at 5745 Arbor Vitae with rental car storage in the surrounding parking lot; and the future demolition of that building with the relocation of the bus maintenance facility at 5733 Arbor Vitae with the remainder of the site to be used for rental car storage, on an approximately 140,000 square-foot site in the MR1-1 Zone.

**REQUESTED ACTIONS:** 1) Pursuant to LAMC Section 12.27-U, a **Variance Plan Approval** to permit the continued use and maintenance of the above mentioned project and allow the granting of a demolition permit pursuant to Condition No. 12 of Case. No. ZA 2009-0261(ZV) for the demolition of buildings at 5745 Arbor Vitae and renovation of interior of 5733 Arbor Vitae. The purpose of the Plan Approval application will be as follows:

- a. Evaluate circumstances within the surrounding neighborhood area and to determine if any additional conditions of use needed to be imposed on the subject property,
  - b. To determine the degree of compliance on the part of the Applicant with all the conditions of this grant; and
- 2) Pursuant to Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES:** If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

**ADVICE TO PUBLIC:** The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to Frank Quon, Department of City Planning, 200 N. Spring Street, Room 721, Los Angeles, California 90012, or emailed to [frank.quon@lacity.org](mailto:frank.quon@lacity.org).

**REVIEW OF FILE:** ZA 2009-0261(ZV)(PA1), including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call Frank Quon at (213) 473-9987 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

**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. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*

**\*Puede obtener información en Español acerca de esta junta llamando al (213) 978-1308\***