CITY OF LOS ANGELES

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

SUBDIVISIONS – HEARING OFFICER

Wednesday, March 23, 2016 200 North Spring Street Room 1020 (Main City Hall) Los Angeles, CA 90012

APPROXIMATE TIME	CASE NO.	CD	OWNER / ENGINEER	PROPERTY ADDRESS/ COMMUNITY PLAN	ZONE
1. 9:30 A.M. Jojo Pewsawang <u>(</u> 213) 978-1326	VTT-73292-CN; ENV-2005-6164-EIR (Subdivision for the construction of 179 residential condominiums and 5 commercial condominiums)	5	La Brea Gateway, LLC / David Evans and Associates, Inc.	915 North La Brea Avenue / Hollywood	[T][Q]R AS4-1
2. 10:00 A.M. Lilian Rubio (213) 978-1840	VTT-73472-CN; ENV-2015-1555-MND (Subdivision for the construction of 65 residential condominiums)	10	Harvard Investment Group, LLC / Tala Associates	831 South Harvard Boulevard / Wilshire	R4-2
3. 10:30 A.M. Jenna Monterrosa (213) 978-1377 Heather Bleemers (213) 978-0092	Joint hearing for two proposed projects on one project site, located at 4040 South Del Rey Avenue PROJECT A: CPC-2015-3276-CU-DB- SPR; ENV-2015-3277-MND (The applicant is requesting a Conditional Use to allow a project 35% increase in floor area, in addition to a 35% Density Bonus and Site Plan Review in conjunction with a 233,337 square-foot mixed-use residential development with a maximum height of 66 feet consisting of 250 units and 2,000 square feet of commercial office space. The development will have 360 residential parking spaces and 8 commercial parking spaces. The project will include a 4,416 square-foot private park that will be available for use by the public during daylight hours) PROJECT B: DIR-2015-1826-DB-SPR, TT-73533-CN, and APCW-2006-8443- SPE-CU-SPR-PA1; ENV-2015-3277- MND (The applicant is requesting a by- right 35 percent density bonus with On- Menu incentives, Site Plan Review, and a Tentative Tract Map for the subdivision and construction of 165 residential condominiums and 10,000 square feet of commercial condo space with 349 parking spaces and a Plan Approval for a reduction in site to the previously approved Conditional Use Permit for a self-storage facility approved by the City in Case APCW-2006-8443-SPE-CU-SPR, having 25 parking spaces)	11	The Great 8 /Surveying & Drafting Services, Inc.	4040 South Del Rey Avenue / Glencoe- Maxella	CM(G M)-2D- CA

Abbreviations: APC- Area Planning Case; APT- Apartments; C- Condominium; CC- Condominium Conversion; CDP-Coastal Development Permit; CM- Commercial; CMC- Commercial Condominium; CMCC- Commercial Condo Conversion; CPC- City Planning Case; ENV- Environmental Assessment Case; IND- Industrial; INDC- Industrial Condominiums; INDCC-Industrial Condo Conversion; MANF- Manufacturing; MF- Multiple-Family; MOD- Modification; PP- Project Permit; PS- Private Street; RV- Reversion to Acreage; SC- Stock Cooperative; SF- Single-Family; SUB- Subdivision; ZC- Zone Change EIR- Environmental Impact Report; MND- Mitigated Negative Declaration; ND- Negative Declaration; CE- Categorical Exemption

NOTE: Per State Government Code Section 65009(b)(2):

If you challenge any agenda items in court, you may be limited to raising only those issues raised in person at the public hearing, or in correspondence received at or before 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. SIGN LANGUAGE INTERPRETERS, ASSISTIVE LISTENING DEVICES, OR OTHER AUXILIARY AIDS AND/OR SERVICES MAY BE PROVIDED IF REQUESTED AT LEAST 72-HOURS PRIOR TO THIS MEETING BY CALLING THE PROJECT PLANNER.