

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, prior to a decision is rendered.

**Hearing By:** Deputy Advisory Agency/Zoning Administrator  
**Date:** Wednesday, April 6, 2016  
**Time:** 11:00 a.m.  
**Place:** Los Angeles City Hall  
200 North Spring Street, Room 1020  
Los Angeles, CA 90012

**Staff Contact:** Lilian Rubio  
**Phone No.:** (213) 978-1840  
Lilian.Rubio@lacity.org

**Case No.:** VTT-73768-CN and  
ZA-2016-0112-ZV  
**CEQA No.:** ENV-2015-2878-MND  
**Incidental Cases:** N/A  
**Related Cases:** N/A  
**Council No.:** 11  
**Plan Area:** Palms – Mar Vista – Del Rey  
**Specific Plan:**  
**Certified NC:** Del Rey  
**GPLU:** General Commercial and  
Medium Residential  
**Zone:** C2-1 and R3-1  
**Applicant:** 4415 Slauson Ave LLC  
**Representative:** Jonathan Lonner, Burns &  
Bouchard, Inc.

**PROJECT LOCATION:** 11722-24 West Culver Boulevard

**PROPOSED PROJECT:** Demolition of an existing sign shop and open vehicle storage structure and the construction of 12 unit detached condominiums on a 22,587 square-foot lot with a 2-car garage and 4 guest stalls in the C2-1 and R3-1 Zones.

**REQUESTED ACTION:** [The Deputy Advisory Agency will consider:](#)

- 1) Pursuant to the Los Angeles Municipal Code Sections 17.10.1 and 17.15, Vesting Tentative Map No. VTT-73768-CN to permit the merger and resubdivision of one lot into twelve lots in the C2-1 and R3-1 Zone;
- 2) Pursuant to LAMC Section 17.03, a Zoning Administrator's Adjustment to allow a reduced side yard setback of 5 feet in lieu of 6 feet required;

- 3) Pursuant to LAMC Section 17.03, a Zoning Administrator's Adjustment to allow a reduced separation between buildings of 5 feet in lieu of 12 feet required;
- 4) Pursuant to LAMC Section 12.27, a Zone Variance to provide 175 square feet of private open space per unit (with a minimum 5 feet in any direction) in lieu of the maximum of 50 square-feet of private open space per unit (with a minimum of 6 feet in any direction); AND
- 5) Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the Zoning Administrator will consider adopting the Mitigated Negative Declaration, (ENV-2015-2878-MND) for the subject use.
- 6) Pursuant to Sections 21081.6 and 15097, the adoption of a Mitigation Monitoring Program for ENV-2015-2878-MND.

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 the Los Angeles City Planning Department, Expedited Processing Section, [200 North Spring Street, Room 721, Los Angeles, CA 90012](#) (attention: Lilian Rubio) or e-mailed to [Lilian.Rubio@lacity.org](mailto:Lilian.Rubio@lacity.org).

**REVIEW OF FILE:** Case No. **VTT-73768-CN and ZA-2016-0112-ZV**, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call Lilian Rubio at (213) 978-1840 or e-mail to [Lilian.Rubio@lacity.org](mailto:Lilian.Rubio@lacity.org) 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) 482-7073\***