



Address any Communication to:  
**WEST LOS ANGELES AREA PLANNING COMMISSION**  
200 North Spring Street, Room 532  
Los Angeles, CA 90012  
**(213) 978-1300**

**NOTICE OF PUBLIC HEARING**

✓ INTERESTED PARTIES  
✓ ABUTTING PROJECT SITE

**Concerning Property at:  
1018 S. Hilgard Avenue**

<b>Case No.:</b> ZA-2014-4422-PAD-ZAA-1A	<b>Hearing Date:</b> Wednesday, May 4, 2016
<b>CEQA:</b> ENV-2014-4423-CE	<b>Hearing Time:</b> after 4:30 P.M.
<b>Community Plan:</b> Westwood	<b>Hearing Place:</b> Henry Medina West L.A.
<b>Council District No.:</b> 5 – Koretz	Parking Enforcement Facility
	2 <sup>nd</sup> Floor, Roll Call Room
	11214 West Exposition Blvd.
	Los Angeles, CA 90064

The West Los Angeles Planning Commission invites you to attend a hearing regarding the property highlighted above. The law requires that owners and renters near this site be notified of this hearing. If you do not wish to attend the hearing, you may ignore this notice.

**The hearing involves an appeal** of the Zoning Administrator's decision to approve pursuant to Los Angeles Municipal Code Section 12.24-L, a Deemed-to-be-Approved Conditional Use to permit the continued use and maintenance of an existing church in the [Q]R3-1-O Zone and, to approve pursuant to Los Angeles Municipal Code Section 12.28, a Zoning Administrator's Adjustment to permit: the continued use and maintenance of a 13-foot front yard setback in lieu of the minimum 15 feet otherwise required by Section 12.10-C,1 of the Municipal Code in conjunction with an existing 14,400 square-foot building and covered colonnade located at 1018 South Hilgard Avenue; the continued use and maintenance of a 7-foot rear yard setback in conjunction with an existing 8,016 square-foot building and a 0-foot rear yard setback in conjunction with the continued use and maintenance of a covered colonnade, both in lieu of the minimum 15 feet otherwise required by 12.10-C,3, and located on Lots 4 and 5 of Tract 10690. All in conjunction with the termination of Affidavit 16180 (under separate action) that covenants the 67,793 square-foot site to be held as one property. A Categorical Exemption (No. ENV-2014-4423-CE), was filed for the request.

**Associate Zoning Administrator: Jonathan Hershey (213) 978-1318**

**APPELLANT:** Steven D. Sann

**APPLICANT:** Kristen McCormick, 28<sup>th</sup> Church of Christ Scientist of LA  
**Representative:** Katherine Casey, Craig Lawson & Co., LLC

## FOR ADDITIONAL INFORMATION AND INSTRUCTIONS ON SUBMITTING TESTIMONY SEE BELOW

**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](http://planning.lacity.org)

**TESTIMONY**: Written testimony may be submitted prior to the hearing (see Correspondence and Exhibits); however, oral testimony **can only be given at the hearing** and may be limited due to time constraints. Language translators, sign language interpreters, and/or assistive listening devices may be provided if you contact the Planning Commission office at least one-week prior to the hearing date.

**DECISION**: The Commission's decision will be based on the merits of the case and the applicable law. **The Commission can consider the entire action even if only a portion has been appealed.** A report of the Commission's action will be mailed upon request after the hearing. Pursuant to Government Code Section 65009(b)(2), any court challenge of the Commission's action may be limited to those issues considered at the public hearing.

**FILE REVIEW**: The complete and permanent file (including all submissions) is available for public inspection in the Commission office, **Room 532**, 200 N. Spring Street, Los Angeles, between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call in advance to ensure file availability (213-978-1300).

### **CORRESPONDENCE AND EXHIBITS**

The Commission members are not City employees. They are citizens who have been appointed by the Mayor. They function in a quasi-judicial capacity and therefore, cannot be contacted before the hearing. Written testimony, for the Commission to consider, may be submitted to the Planning Commission Office using the following guidelines:

1. Materials for Commission consideration should be received **ten (10) days** prior to the hearing date.
2. Please provide an **original** plus **twelve (12) copies** of all correspondence or exhibits.
3. Correspondence should be presented on letter size (8 1/2 " x 11") or legal size (8 1/2 " x 14") paper. All oversized exhibits (photos, plans, artists' renderings) must fold to fit into a legal sized folder.
4. It is important that the case number is written on all communications and exhibits.
5. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibit used as part of your testimony to the Planning Commission.
6. Untimely submissions will not be considered by the Commission, but will be added to the permanent file.

**As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request at least one-week prior to the meeting by calling the City Planning Commission Office at (213) 978-1300.**