

CITY OF LOS ANGELES
AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

HEARING OFFICER AGENDA

Wednesday, May 4, 2016

**200 North Spring Street
Room 1020 (Main City Hall)
Los Angeles, CA 90012**

APPROXIMATE TIME	CASE NO.	CD	OWNER / APPLICANT	PROPERTY ADDRESS/ COMMUNITY PLAN	ZONE
1. 11:30 A.M. JoJo Pewsawang (213) 978-1214	CPC-2015-4522-DB ENV-2015-4523-MND (The construction of a five-story mixed-use building consisting of 47 rental units and 1,700 square feet of commercial space with a total of 62 parking spaces and 66 bicycle stalls on a 12,740 square-foot site in the C2-1 Zone. The project includes a 32.5% density bonus request to provide 12 additional units, of which 4 units will be set aside for Very Low Income Households. The applicant is requesting three Off-Menu Affordable Housing Incentives, to waive the required Transitional Height Requirement, to allow a reduced side yard setback on the west side of the site, and to allow an increase in the FAR to 2.67:1.)	11	BJD Tarzana LLC 2001 S. Barrington Ave. #104 Los Angeles, CA 90025	11612 Culver Boulevard/ Palms-Mar Vista-Del Rey	C2-1

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.



FACILITY AND PARKING ARE WHEELCHAIR ACCESSIBLE



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 (213) 847-6564.