

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 currently 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:** Deputy Advisory Agency/  
Hearing Officer for the Area Planning  
Commission

**Date:** **Wednesday, May 11, 2016**  
**Time:** 9:30 A.M.  
**Place:** Los Angeles City Hall  
200 North Spring Street, Room 1020  
Los Angeles, CA 90012

**Hearing Officer:** Griselda Gonzalez  
**Phone No.:** (213) 978-1210  
**E-mail:** [Griselda.Gonzalez@lacity.org](mailto:Griselda.Gonzalez@lacity.org)

**Staff Contact:** Iris Wan  
**Phone No.:** (213) 978-1397  
**E-Mail:** [Iris.Wan@lacity.org](mailto:Iris.Wan@lacity.org)

**PROJECT LOCATION:** 2957 S. Midvale Avenue

**PROPOSED PROJECT:** The proposed project involves the demolition of an existing one-story single-family home and the construction, use, and maintenance of four (4) small lot homes. The proposed buildings will be two stories, 35 feet in height, with a third-floor roof deck and stair to provide access. The total floor area for the four residential units is approximately 7,490 square feet. Eight (8) vehicle parking spaces, that is two per dwelling unit, will be provide in a below-grade parking level. A Preliminary Parcel Map for a Small Lot Subdivision and Zone Change from R1-1 to [Q] R3-1. The request also includes a three (3) foot street dedication and the removal of a street tree on National Boulevard.

**Case No.:** APCW-2014-2494-ZC  
AA-2014-2495-PMLA  
**CEQA No.:** ENV-2014-2496-MND

**Council No.:** 5  
**Plan Area:** West Los Angeles  
**Specific Plan:** West Los Angeles

Transportation  
Improvement and  
Mitigation  
**Certified NC:** Westside  
**GPLU:** Medium Residential  
**Zone:** R1-1 to [Q] R3

**Applicants:** Behzad Toubian

**Representative:** Robert Lamishaw  
JPL Zoning Services

**REQUESTED****ACTION:** The Deputy Advisory Agency shall consider:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adoption of the Mitigated Declaration (ENV-2014-2496-MND), for the above referenced project; and
2. Adoption of the Mitigation Monitoring Program (MMP) prepared for ENV-2014-2496-MND for the above referenced project; and
3. Pursuant to Section 17.50 of the Los Angeles Municipal Code (LAMC), consideration of a Preliminary Parcel Map for a one-lot subdivision into four small lots to permit the development of four single family dwellings with eight parking spaces.

The Hearing Officer shall consider:

4. Pursuant to Section 12.32 Q, a Zone Change from R1-1 to [T][Q]R3-1 for parcels at 2957 S. Midvale Avenue, to permit the construction of four single family dwellings on four lots with eight parking spaces.

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:** Written communications may be mailed to 200 North Spring Street, (City Hall) Los Angeles, CA 90012. For the Parcel Map Case AA-2014-2495-PMLA address correspondence to Attn: Iris Wan (City Hall-Room 720). For the Area Planning Commission Case, ACPW-2014-2494-ZC, address written correspondence Attn: Lakisha Hull (City Hall-Room 620).

**REVIEW OF FILES:** [AA-2014-2495-PMLA](#) and [ACPW-2014-2494-ZC](#) including the application and the environmental assessment, are available for public review at the Department of City Planning, 200 N. Spring Street, Room 720, Los Angeles, CA 90012 between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. To review the Area Planning Commission Case file, ACPW-2014-2494-ZC, please contact Maria Reyes at [maria.reyes@lacity.org](mailto:maria.reyes@lacity.org) several days in advance to assure that the file will be available. To review the Parcel Map Case file AA-2014-2495-PMLA, please contact planning staff Iris Wan at (213)978-1397 several days in advance to assure that the file will be available. The files are not available for review on 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) 978-1348\***