

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
Date: Wednesday, June 1, 2016
Time: 9:50 a.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: Jenna Monterrosa
Phone No. (213) 978-1377
and Email: jenna.monterrosa@lacity.org

Case No.: AA-2016-0380-PMLA
CEQA No.: ENV-2016-0381-CE
Incidental Cases: N/A
Related Cases: N/A
Council No.: 10 - Wesson
Plan Area: West Adams – Baldwin Hills
- Leimert
Specific Plan: N/A
Certified NC: Central Hollywood
GPLU: Low Medium II Residential
Zone: RD2-1

Applicant: Pooya Panahirad, Rad
Homes
Representative: Pooya Panahirad, Rad
Homes

PROJECT LOCATION: 8512 W. Hargis Street, 90034

PROPOSED PROJECT: The subdivision of one lot for the construction, use and maintenance of a two-unit residential condominium development, providing a total of four covered parking spaces, and located on a 4,750 square-foot site (0.109 acres) in the RD2-1 Zone.

REQUESTED ACTION: The Deputy Advisory Agency will consider:

1. Pursuant to the Los Angeles Municipal Code Sections 17.50 and 17.53-J Parcel Map No. AA-2016-0380-PMLA to permit the construction of two (2) residential condominiums, each with two (2) covered parking spaces, and a net lot area of 4,750 square feet in lieu of 5,000 square feet in the RD2-1 Zone; and
2. Pursuant to Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the

environment and which shall, therefore, be exempt from the provisions of CEQA.

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 or emailed to:

Los Angeles City Planning Department
Expedited Processing Section
200 N. Spring Street, Room 763
Los Angeles, CA 90012
(Attn: Jenna Monterrosa)
jenna.monterrosa@lacity.org

REVIEW OF FILE: AA-2016-0380-PMLA, including the application and the environmental assessment, are available for public inspection at the above referenced location between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call Jenna Monterrosa at (213) 978-1377 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) 482-7071*