

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.

**Hearing By:** Deputy Advisory Agency and Hearing Officer for the Harbor Area Planning Commission

**Date:** **Wednesday, July 13, 2016**

**Time:** **10:00 A.M.**

**Place:** City Hall 10<sup>th</sup> Floor Room 1020  
200 North Spring Street  
Los Angeles, CA 90012

**Hearing Officer:** Michelle Singh

**Staff Contacts:** Matthew Lum  
(213) 978-1172  
matthew.lum@lacity.org

Amanda Briones (Tract Only)  
(213) 978-1328  
amanda.briones@lacity.org

**Case Nos.:** **APCH-2015-3175-ZC**  
**VTT-73816**

**CEQA No.:** ENV-2015-3749-MND

**Council No.:** 15 – Buscaino

**Plan Area:** Harbor Gateway

**Certified NC:** Harbor Gateway North

**GPLU:** Public Facilities, Public Facilities - Freeway and Low Residential

**Zone:** [Q]PF-1 and R1-1

**Applicant:** Ali Awad  
S. Hoover Street & W. 173<sup>rd</sup> Street, LLC

**Representative:** Emilio Gutierrez  
S. Hoover Street & W. 173<sup>rd</sup> Street, LLC

**PROJECT LOCATION:** 17236 S. Hoover Street.

**PROPOSED PROJECT:** The Project proposes the subdivision of approximately 122,295 square feet of existing, vacant land on two separate lots into fifteen (15) lots ranging in lot area from 5,200 square feet to 7,445 square feet (average lot size is approximately 5,540 square feet) and fourteen (14) guest surface parking spaces; each of the fifteen (15) lots will be improved with a two-story single-family home with an average floor area of approximately 2,410 square feet and a maximum height of 24 feet. The Project Site is composed of one lot zoned [Q]PF-1 and one

lot zoned R1-1 and designated for Public Facilities, Public Facilities - Freeway and Low Residential land uses, respectively. Vehicle access would be provided via a private street connecting to Hoover Street. The applicant has requested a zone change from [Q]PF-1 to R1-1.

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

1. Pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code, consideration of the **Mitigated Negative Declaration** (MND) ENV-2015-3749-MND for the above referenced project.
2. Adoption of the Mitigation Monitoring Program (MMP) prepared for ENV-2015-3749-MND for the above referenced project.
3. Pursuant to Section 17.03 of the Los Angeles Municipal Code (LAMC) consideration of a Vesting Tentative Tract Map VTT-73816, to allow the merger of two lots and re-subdivision into 15 lots.

The Harbor Area Planning Commission will consider:

4. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from [Q]PF-1 to R1-1.

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 Advisory Agency and Hearing Officer 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. After the hearing, the Hearing Officer will prepare a report for the Zone Change entitlement requested including a recommendation, which will be considered by the Area Planning Commission at a later date. After the hearing, the Advisory Agency shall issue its determination.

**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 the Los Angeles Department of City Planning, 200 N. Spring Street, Room 621, Los Angeles, CA 90012 (Attention: Ann Choi or Amanda Briones).

**REVIEW OF FILE:** **APCH-2015-3175-ZC** including the application and the environmental assessment are available for public inspection 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. Please call Matthew Lum at (213) 978-1172 several days in advance to assure that the file will be available. **VTT-73816** application is available for public inspection 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. Please call Amanda Briones at (213) 978-1328 several days in advance to ensure 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.*