Informacion en Espanol acerca de esta junta puede ser obtenida llamando al (213) 978-1300.

Address any Communication to:

CENTRAL AREA PLANNING COMMISSION

200 North Spring Street, Room 532
Los Angeles, CA 90012
(213) 978-1300

NOTICE OF PUBLIC HEARING

√ INTERESTED PARTIES
√ OWNERS AND OCCUPANTS

Concerning Property at:

1100 Wilshire Boulevard

Case No.: DIR-2015-4401-BSA-1A
CEQA: N/A
Community Plan: Westlake
Council District No.: 1 – Cedillo

Hearing Date: **Tuesday, July 12, 2016**
Hearing Time: after 4:30 P.M.
Hearing Place: City Hall, 10th Floor.
200 North Spring Street
Los Angeles, CA 90012

The Central Area 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 Director of City Planning's decision to deny an appeal that the Department of Building and Safety erred or abused its' discretion in issuing Building Permit Numbers 12016-10000-12951, 12016-10000-00952 and 15016-10000-02958 for the change of use from parking garage to basement storage incidental to residential dwelling units and the commercial uses.

Associate Zoning Administrator: Jack Chiang (213) 978-0195

APPLICANT: 1100 Wilshire Garage LLC

APPELLANT: 1100 Wilshire Property Owners Association, Tom Canas, Marie Givertz
Representative: Douglas P. Carstens, Chatten-Brown & Carstens

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**

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 seven (7) days 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. Correspondence should be presented on letter size (8 ½" x 11") or legal size (8 ½" x 14"). All oversized exhibits (photos, plans, artists' renderings) must fold to fit into a legal sized folder.
3. It is important that the case number is written on all communications and exhibits.
4. 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.
5. 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 seven (7) days prior to the meeting by calling the City Planning Commission Office at (213) 978-1300.