

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
Date: July 13, 2016
Time: 10:10 A.M.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

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

Case No.: AA-2015-2444-PMLA-SL
CEQA No.: ENV-2015-2445-MND
Council No.: 11
Plan Area: Palms-Mar Vista-Del Rey
Specific Plan: Los Angeles Coastal
Transportation
Corridor
Certified NC: Del Rey
GPLU: Medium Residential
Zone: R3-1

**Applicants/
Representative:** Billy Orr
WTO CMG, Inc.

**PROJECT
LOCATION:** 4441 S. Centinela Avenue

**PROPOSED
PROJECT:** Demolition of an existing one-story single-family dwelling and subdivision of two (2) existing parcels into four (4) small lots for the construction, use, and maintenance of four (4) small lot homes in the R3-1 zone. Proposed building height will be 45 feet, four stories, with a roof deck and stair to provide access. Proposed project will provide eight (8) parking spaces onsite.

**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-2015-2445-MND), for the above referenced project; and

2. Adoption of the Mitigation Monitoring Program (MMP) prepared for ENV-2015-2445-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 merger and resubdivision of two lots into four small lots to permit the development of four single family dwellings 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-2015-2444-PMLA-SL address correspondence to Attn: Iris Wan (City Hall-Room 720).

REVIEW OF FILES: [AA-2015-2444-PMLA-SL](#) 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 Parcel Map Case file AA-2015-2444-PMLA-SL, 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