

**Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300.**



Address Any Communication To:  
**CITY PLANNING COMMISSION**  
200 North Spring Street, Room 532  
Los Angeles, CA 90012  
(213) 978-1300

**NOTICE OF PUBLIC HEARING**

- ☐ WITHIN A 100-FOOT RADIUS    ☐ WITHIN A 500-FOOT RADIUS  
☐ ABUTTING A PROPOSED DEVELOPMENT SITE  
    ☐ AND OCCUPANTS WITHIN A 100-FOOT RADIUS  
    ☐ AND OCCUPANTS WITHIN A 500-FOOT RADIUS  
☒ AND APPLICANT AND OWNER OF SUBJECT PROPERTY  
☒ AND APPELLANT    ☐ AND NEIGHBORHOOD COUNCIL  
    ☒ AND INTERESTED PARTIES

**Concerning property at: 625 and 629 S. Barrington Avenue**

**Case No. DIR-2014-4212-DB-1A**  
**CEQA No. ENV-2014-4211-MND**  
Brentwood – Pacific Palisades Plan Area  
Council District No. 11

Hearing Date: **Thursday, August 18, 2016**  
**continued from January 14, 2016**  
Hearing Time: **After 8:30 A.M.**  
Hearing Place: **City Hall, 3<sup>rd</sup> Floor**  
**Board of Public Works Hearing**  
**Room**  
**200 North Spring Street,**  
**Room 350**  
**Los Angeles, CA 90012**

The City Planning Commission invites you to attend a hearing regarding the property highlighted above. *The law requires that the applicant; the owner(s) of the property involved; and the interested parties who have requested notice in writing be notified of this hearing.* If you do not wish to attend the hearing, you may ignore this notice.

**Project Description:** The construction of a Density Bonus project reserving at least 12 percent, four dwelling units, of the 34 total “base” dwelling units proposed on the site for Very Low Income tenants/owners for a period of 55 years, for a project that proposes the construction of 46 total dwelling units, subject to the attached conditions of approval:

- a. **Floor Area Ratio.** A 14 percent increase in the allowable Floor Area Ratio allowing a total floor area ratio of 3.42:1 in lieu of the permitted 3:1 FAR.
- b. **Density Calculation.** An allowance that the area of any land required to be dedicated for street or alley purposes may be included as lot area for purposes of calculating the maximum density permitted by the underlying zone in which the project is located



**Requested Action:** Appeal of the Director of Planning's Conditional Approval of Density Bonus Incentives pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25, as follows:

Approval of two incentives requested by the applicant for a project reserving at least 12 percent, or four dwelling units, of the 34 total "base" dwelling units permitted on the site for Very Low Income tenants for a period of 55 years: (1) A 14 percent increase in Floor Area Ratio (FAR) from 3:1 to 3.42:1 and (2) An allowance that the area of any land required to be dedicated for street or alley purposes may be included as lot area for purposes of calculating the maximum density permitted by the underlying zone in which the project is located,

Mitigated Negative Declaration, ENV-2014-4211-MND, adoption as the project's environmental clearance pursuant to the California Environmental Quality Act and Section 21082.1(c)(3) of the California Public Resources Code.

**APPLICANT:** Jay Nayssan, Beverly Glen Luxurious Apartments LLC  
**APPELLANT:** Henry Macard, Le Provencal Homeowners Association

**RECOMMENDED ACTIONS:**

1. **Deny** the Appeal of the Approval of two on-menu Density Bonus Affordable Housing Incentives.
2. **Sustain** the Determination of the Director of Planning approving two on-menu Density Bonus Affordable Housing Incentives to allow the construction of 46 residential dwelling units.
3. **Adopt** Mitigated Negative Declaration, ENV-2014-4211-MND pursuant to the California Environmental Quality Act (CEQA) and Section 21082.1(c)(3) of the California Public Resources Code.
4. **Adopt** the proposed Mitigation Monitoring Program.

**TESTIMONY:** Written testimony may be submitted prior to the hearing (see instructions below); however, oral testimony ***can only be given at the hearing*** and may be limited due to time constraints. Sign language interpreters and assistive listening devices may be provided if you contact our office at least three (3) business days before the hearing.

**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.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

**FILE REVIEW:** The complete file, including the determination is available for public inspection in the West/South/Coastal Project Planning Division, Room 721, City Hall, 200 N. Spring Street, Los Angeles, between the hours of 9:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1186 several days in advance to assure file availability.

### 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. Any written testimony which you wish them to see **may only** be submitted to our office using the following guidelines.

1. If you wish to submit information to be included in the Commission's meeting materials, items should be received in the Commission office **ten days** prior to the date of the hearing. Otherwise, the Commission will receive the information at the hearing.
2. Please provide an **original** and **nineteen (19) copies (sets)** of all correspondence or exhibits (for the file, (5) Commission members, Director of Planning, Principal City Planner, Commission Hearing Officer, Commission Executive Assistant and City Attorney). All **twenty copies/sets** may be mailed in the same envelope.
3. Correspondence must be on letter size or legal size paper (8.5" x 11" or 8.5" x 14").
4. All oversized exhibits (photos, plans, artists' renderings) must be able to fit in a legal size folder. Therefore, they should be mounted on foldable paper or a file size copy must be provided. Photo exhibits must be mounted on light cardboard or foldable paper.
5. Write the **case number** on all communications and exhibits.
6. **ALL** materials submitted to the Commission become City property and cannot be returned. This includes any correspondence or exhibit used as part of your testimony to the Commission.

***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 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 not later than three working days (72 hours) prior to the meeting by calling the staff person referenced in this notice.***