

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, September 7, 2016
Time: 10:10 A.M.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: Courtney Shum
Phone No. (213) 978-1916
and Email: courtney.shum@lacity.org

Case No.: AA-2016-1801-PMLA
CEQA No.: ENV-2016-1802-CE
Incidental Cases: N/A
Related Cases: N/A
Council No.: 11 - Bonin
Plan Area: West Los Angeles
Specific Plan: West Los Angeles
Transportation Improvement
and Mitigation
Certified NC: West Los Angeles
GPLU: Medium Residential
Zone: R3-1
Applicant: Reza Akef, Metro Capital III,
LLC
Representative: Sean Nguyen, EZ Permits,
LLC

PROJECT LOCATION: 11979 West Walnut Lane

PROPOSED PROJECT: The subdivision of one lot for the construction, use and maintenance of four residential condominiums, providing a total of nine parking spaces, and located on a 5,000 square-foot site (0.115 acres) in the R3-1 Zone.

REQUESTED ACTION: The Deputy Advisory Agency will consider:

1. Pursuant to the Los Angeles Municipal Code Section 17.53, Preliminary Parcel Map No. AA-2016-1801-PMLA to permit the construction of four residential condominiums in the R3-1 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 under Article III, Section 1, Class 15 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: Courtney Shum)
courtney.shum@lacity.org

REVIEW OF FILE: AA-2016-1801-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 Courtney Shum at (213) 978-1916 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*



500' RADIUS MAP

Site Address 11979 W WALNUT LANE
 ZIP Code 90025
 ZONE R3-1
 PIN Number 126B145 1090
 Lot/Parcel Area (Calculated) 5,000.1 (sq ft)
 Thomas Brothers Grid PAGE 631 - GRID J6
 Assessor Parcel No. (APN) 4259012013
 Tract TR 6102
 Map Reference M B 76-81
 Block 1
 Lot 12
 Arb (Lot Cut Reference) None
 Map Sheet 126B145
 Community Plan Area West Los Angeles
 Area Planning Commission West Los Angeles
 Neighborhood Council West Los Angeles
 Council District CD 11 - Mike Bonin
 Census Tract # 2675.02
 Zoning Information (ZI) ZI-2452 Transit Priority Area in the City of Los Angeles
 General Plan Land Use Medium Residential
 Specific Plan Area West Los Angeles Transportation Improvement and Mitigation

DATE: 05/22/2016
 SCALE: 1" = 100'



OWNERS INFORMATION:
 Metro Capital III, LLC

CONTACT PERSON:
 EZ PERMITS, LLC
 7251 N. OWENSMOUTH AVE. #2
 CANGA PARK, CA 91303
 213-880-6289

PREPARED BY:
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