

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: Office of Zoning Administration

Case No.: ZA-2016-1762(ZAA)

Date: Thursday, October 6, 2016

CEQA No.: ENV-2016-1763-CE

Council No.: 15

Time: 9:00 a.m.

Plan Area: San Pedro

Zone: [Q]C2-1XL-CDO

Place: San Pedro Municipal Building
638 South Beacon Street, Room 452
San Pedro, CA 90731

Applicant: Ian Mitchell

Staff Contact: Victor Vallejo
Phone No.: (213) 978-1453
Victor.Vallejo@lacity.org

Representative: Robert Thibodeau
Du Architects

PROJECT LOCATION: 603 – 605 South Pacific Avenue

REQUESTED ACTION: The Zoning Administrator will consider:

1. Pursuant to Section 12.28-A of the Los Angeles Municipal Code (LAMC), Zoning Administrator Adjustment from Ordinance 170,032 to allow a zero-foot front yard in lieu of eight (8) feet, and from Section 12.14-C.2 of the LAMC to allow a zero-foot side yard in lieu of five (5) feet, in conjunction with a change of use from offices on the second floor to a transient occupancy residential structure consisting of four (4) residential units in a 4,278 square foot mixed-use building.
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 from the provisions 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 to Los Angeles City Planning Department, West/South Project Planning, 200 N. Spring Street, Room 721, Los Angeles, CA 90012 (attention: Matthew Lum).

REVIEW OF FILE: The file, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1172 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.*