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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 3647 S. Hughes Avenue

Case No. DIR-2015-3578-DB-1A
ENV-2014-2015-3579-CE
Palms-Mar Vista-Del Rey Community
Plan Area
Council District No. 5

Hearing Date: **Thursday, October 27, 2016**
Hearing Time: **after 8:30 A.M.**
Hearing Place: **Van Nuys City Hall**
Council Chambers, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

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

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 three incentives requested by the applicant for a project totaling 8 dwelling units and reserving at least 15 percent, or 1 dwelling unit of the 6 base dwelling units permitted on the site, for Very Low Income household occupancy for a period of 55 years, with the following requested incentives:

1. **Floor Area Ratio.** An allowance for a 3.4:1 Floor Area Ratio in lieu of the normally required 3:1 Floor Area Ratio.
2. **Height.** An 11 foot increase in height to 56 feet in lieu of 45 feet.
3. **Side Yard.** A 20% reduction of the north side yard setback to 6 feet and 4 inches in lieu of the required 8 feet.

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, Section I, and Class 32 (Infill Development) of the CEQA Guidelines; and Article III, Section 1, Class 4 (Haul Route), Category 1.

APPLICANT: Ruby and Guang Huei Lee, owners

APPELLANT A: Brian Brooks, abutting property owner

APPELLANT B: Howard Weisburg, abutting property owner

TESTIMONY: Written testimony may be submitted prior to the hearing (see instructions on the reverse side); 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 Department of City Planning, 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 Alissa Gordon at (213) 978-1456 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 1/2 " x 11" or 8 1/2 " 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.