

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  
**And:** ☒ Within a 500-Foot Radius  
☐ 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:** Office of Zoning Administration  
**Date:** Tuesday, February 14, 2017  
**Time:** 10:00 a.m.  
**Place:** Los Angeles City Hall  
200 North Spring Street, Room 1020  
(Enter from Main Street)  
Los Angeles, CA 90012

**Case No.:** ZA-2016-834-ZV  
**CEQA No.:** ENV-2016-833-CE  
**Council No.:** 14  
**Plan Area:** Central City  
**Zone:** M2-2D

**Applicant:** Pico Fashion Plaza

**Representative:** Shapour Shaijrat

**Staff Contact:** Santos J. Sanchez  
**Phone No.:** (213) 978-1361  
santos.sanchez@lacity.org

**PROJECT LOCATION:** 416-426 East Pico Boulevard

**PROPOSED PROJECT:** The proposed project is the addition of a 3,408 sq. ft. mezzanine, to be used for retail storage, located in the interior of an existing single story five unit commercial building in the M2-2D Zone.

**REQUESTED ACTION:** The Zoning Administrator will consider:

1. Pursuant to Section 12.27 of the Los Angeles Municipal Code, a Variance from Section 12.21-A,4 of the Municipal Code to permit zero parking spaces in lieu of the seven parking spaces required in conjunction with the addition of mezzanine floor area.
2. Based on the whole of the administrative record, the Project is exempt pursuant to CEQA Guidelines, Section 15301 and 15305 (Class 1, Category 5 and Class 5, Category 23 of the City CEQA Guidelines), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

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 the Los Angeles City Planning Department, Office of Zoning Administration, 200 N. Spring Street, Room 621, Los Angeles, CA 90012 (attention: Santos J. Sanchez).

**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) 978-1361 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. Other services, such as translation between English and other languages, may also be provided upon request.

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.

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. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

*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.*