



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
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: ☒ Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 17346 West Sunset Boulevard

Case No. CPC-2018-504-DB-DRB-SPP-CDP-MEL

CEQA No. ENV-2018-505-MND

Held By: Hearing Officer on behalf of the City Planning Commission

Date: April 6, 2020

Time: 10:00 AM

Place: West Los Angeles Municipal Building
Second Floor Hearing Room
1645 Corinth Avenue
Los Angeles, CA 90025

Staff Contact: Shannon Ryan, City Planner
200 N. Spring Street, Room 720
Los Angeles, CA 90012
Shannon.Ryan@lacity.org
(213) 978-1322

Council District: 11- Bonin

Related Cases: None

Plan Area Brentwood-Pacific Palisades

Zone: C2-1VL

Plan Overlay: Pacific Palisades Commercial Village and Neighborhoods
Specific Plan, Neighborhood Area B

Land Use: Neighborhood Office Commercial

Applicants: Michael Aminpour,
California Food Managers, LLC

Heavenly Tiger, LLC

Representative: Michael Gonzales,
Gonzalez Law Group, APC

PROPOSED PROJECT:

The demolition of an existing vacant fast food restaurant and the construction of a 5-story, 60-foot and 9-inch tall mixed-use building comprised of 39 dwelling units (including 4 units restricted to Very Low Income Household occupancy) and approximately 2,900 square feet of ground floor commercial uses. The project will include 49 parking spaces located in one subterranean, one at grade, and one above grade parking levels. The project will be 32,225 square feet in floor area and have a Floor Area Ratio (FAR) of 2.15:1. A retaining wall will be integrated into the southeast face of the building abutting a steep incline. The project proposes approximately 11,500 cubic yards of grading and a haul route for the export of 10,700 cubic yards of earth. There are no protected trees on site.

REQUESTED ACTION(S): *The Hearing Officer shall consider:*

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV 2018-505-MND, and all comments received.
2. Pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code, a Density Bonus/Affordable Housing Incentive Program Review to permit the following Off-Menu Incentives for a Housing Development Project totaling 39 units, reserving 4 units for Very Low Income Household occupancy for a period of 55 years:
 - a. A 30-foot, 9-inch and 3 story increase in the maximum building height, to allow 60-feet, 9-inches and five stories in lieu of 30 feet and two stories as otherwise permitted in the Pacific Palisades Commercial Village and Neighborhoods Specific Plan Neighborhood Area B.
 - b. A Floor Area Ratio (FAR) of 2.15:1 in lieu of 1:1 as otherwise permitted in Pacific Palisades Commercial Village and Neighborhoods Specific Plan Neighborhood Area B.

3. Pursuant to Section 16.50 E of the Los Angeles Municipal Code, a Design Review Determination for a project located in the Pacific Palisades Commercial Village and Neighborhoods Specific Plan Neighborhood Area B.
4. Pursuant to Section 11.5.7 of the Los Angeles Municipal Code, a Project Permit Compliance Review for a project located in the Pacific Palisades Commercial Village and Neighborhoods Specific Plan Neighborhood Area B.
5. Pursuant to Section 12.20.2 of the Los Angeles Municipal Code, a Coastal Development Permit for the Proposed Project in the Single Permit Jurisdiction of the California Coastal Zone.
6. Pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for the construction of 39 new residential units in the Coastal Zone.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Decision-makers such as Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS – Written materials may be submitted prior to the hearing via email, in person or by U.S. mail to the staff identified on the front of this page or to the decision-maker or hearing officer at the public hearing. **An original plus three (3) copies must be submitted prior to, or at the hearing. To the extent possible, please also submit all materials electronically (flash drive, CD or via email).** Materials must be presented on letter size (8 ½" x 11") or legal size (8 ½" x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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 services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.