

HOLLY L. WOLCOTT  
CITY CLERK

# City of Los Angeles CALIFORNIA

OFFICE OF THE  
CITY CLERK

SHANNON HOPPE  
EXECUTIVE OFFICER

**Council and Public Services Division**  
200 N. Spring Street, Room 395  
Los Angeles, CA 90012  
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When making inquiries relative  
to this matter, please refer to  
the Council File No. 15-1369



BRIAN WALTERS  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

ERIC GARCETTI  
MAYOR

September 14, 2017

CPC-2013-4028-GPA-ZC-SPR-ZAA  
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## **NOTICE TO APPELLANT(S), APPLICANT(S) AND INTERESTED PARTIES**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing on **Tuesday, September 26, 2017**, at approximately **2:30 p.m.** or soon thereafter in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012, to consider Mitigated Negative Declaration (ENV-2013-4029-MND), Mitigation Monitoring Program and related California Environmental Quality Act findings, reports from the Mayor and the Los Angeles City Planning Commission (LACPC), and appeal filed by Laura Aflalo, Fisch Properties, LP (Representative: Veronica Becerra, Rabuild Commercial Services, LLC) from the determination of the LACPC in disapproving a Zone Change from R3-1-O to [Q]R4-1-O and a Zoning Administrator Adjustment to Section 12.11 C as follows: a) to reduce the required front yard on Hamel Road from 15 feet to 8 feet, and b) to reduce the required rear yard from 17 feet to 8 feet; and disapproving a Site Plan Review for a development project that will result in an increase of 50 or more dwelling units, for a proposed project of an 88-unit apartment building varying in height from 37 feet (three-stories) along Colgate Avenue to 54.4 feet (five-stories) along the alley to the north of the project site, including 160 automobile parking spaces and 97 bicycle parking spaces in a two-level subterranean garage, approximately 12,300 square feet of open space consisting of 7,900 square feet of common open space and 4,400 square feet of private open space, total floor area is approximately 90,000 square feet, including demolition of five two-story apartment buildings of varying age containing 29 residential units, comprising of five contiguous lots with a total lot area of approximately 35,100 square feet (0.81 acre), for the property located at 411-439 South Hamel Road.

Applicant: Laura Aflalo, Fisch Properties, LP  
Representative: Veronica Becerra, Rabuild Commercial Services, LLC

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012. In addition, you may view the contents of Council file No. 15-1369 by visiting: <http://www.lacouncilfile.com>

Please be advised that the PLUM Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

Zina H. Cheng  
Deputy City Clerk, Planning and Land Use Management Committee  
[clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org)  
(213) 978-1074

**Note:** If you challenge this proposed 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 delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.

**DETERMINATION LETTER  
CPC-2013-4028-GPA-ZC-SPR-  
ZAA  
MAILING DATE: 10/14/2015**

Applicant: Fisch Properties LP  
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