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When making inquiries relative
to this matter, please refer to
the Council File No. 15-1369

City of Los Angeles CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012
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BRIAN WALTERS
DIVISION MANAGER

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CPC-2013-4028-GPA-ZC-SPR-ZAA
CD 5

March 17, 2017

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, March 28, 2017**, at approximately **2:30 p.m.** or soon thereafter in the Board of Public Works Edward R. Roybal Hearing Room 350, 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, Communications 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 entire determination of the LACPC in disapproving a General Plan Amendment to the Wilshire Community Plan Map referencing the project site as follows: "Development of the properties bounded by Burton Way to the north, Arnaz Drive to the west, Hamel Road to the east, and Colgate Avenue to the south shall be permitted as a High Medium density development, limited to a maximum Floor Area Ratio (FAR) of 3:1"; disapproving a Zone Change from R3-1-O to [Q]R4-1-O; disapproving 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 wish to 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.

Sharon Dickinson, Legislative Assistant
Planning and Land Use Management Committee
(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**

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