

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a General Plan Amendment (GPA) and appeal for the property at 411-439 South Hamel Road.

Recommendation for Council action:

RESOLVE TO DENY THE APPEAL filed by Laura Aflalo, Fisch Properties, LP (Representative: Veronica Becerra, Rabuild Commercial Services, LLC), and THEREBY SUSTAIN the determination of the Mayor and the Los Angeles City Planning Commission (LACPC) in disapproving a GPA to the Wilshire Community Plan to add a footnote to the Wilshire Community Plan Map, and the determination of the LACPC in disapproving a Zone Change from R3-1-O to [Q]R4-1-O, Zoning Administrator Adjustments to reduce the required front yard on Hamel Road from 15 feet to eight feet and to reduce the required rear yard from 17 feet to eight feet, and a Site Plan Review for a development project for the property located at 411-439 South Hamel Road, inasmuch as the appeal was withdrawn.

Applicant: Laura Aflalo, Fisch Properties, LP

Representative: Veronica Becerra, Rabuild Commercial Services, LLC

Case No. CPC-2013-4028-GPA-ZC-SPR-ZAA

Fiscal Impact Statement: None submitted by the LACPC. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

TIME LIMIT FILE - OCTOBER 26, 2017

(LAST DAY FOR COUNCIL ACTION - OCTOBER 25, 2017)

Summary:

At a regular meeting held on September 26, 2017, the PLUM Committee considered an appeal relative to a Zone Change, Zoning Administrator Adjustment, and Site Plan Review for the property located at 411-439 South Hamel Road. After an opportunity for public comment, the Committee recommended to deny the appeal inasmuch as the appeal was withdrawn. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-