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When making inquiries relative
to this matter, please refer to
the Council File No. 17-0401-S2

City of Los Angeles CALIFORNIA



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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

clerk.lacity.org

Case No. APCH-2015-3175-ZC
Council District 15

May 23, 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, June 6, 2017** at approximately **2:30 PM** or soon thereafter in the Edward R. Roybal Board of Public Works Session Room, Room 350, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Mitigated Negative Declaration (ENV-2015-3749-MND) and related California Environmental Quality Act (CEQA) findings, report from the Harbor Area Planning Commission (HAPC) and an appeal filed by Ali Awad (Representative: Emilio Gutierrez) from the determination of the HAPC in disapproving a Zone Change from [Q]PF-1 and R1-1 to (T)(Q)R1-1, for a subdivision of approximately 122,295 square feet of existing vacant land comprised of two lots into 15 lots ranging in lot area from 5,200 square feet to 7,445 square feet (average lot size is approximately 5,540 square feet) and 14 guest surface parking spaces, with each lot being improved with a two-story, single-family dwelling with an average floor area of approximately 2,410 square feet and a maximum height of 24-feet, with the Project Site being a lot in the [Q]PF-1 Zone and a lot in the R1-1 Zone and designated for Public Facilities, Public Facilities-Freeway and Low Residential land uses, respectively, with vehicle access being provided via a private street connecting to Hoover Street, for the property located at 17236 South Hoover Street.

Applicant: Ali Awad, S. Hoover Street and West 173rd Street, LLC
Representative: Emilio Gutierrez

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. 17-0401-S2 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 for:
APCH-2015-3175-ZC

Mailing Date: March 28, 2017

Council District 15
City Hall, Room 410
Mail Stop: 225

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