

CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF CITY PLANNING

**NOTICE OF A 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:** ☐ Others

This notice is sent to you because you own property or live near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project. A Public Hearing is required.

**Hearing By:** Hearing Officer for the City  
Planning Commission  
**Date:** Thursday, July 2, 2015  
**Time:** 10:00 am  
**Place:** City Hall 10th Floor, Room 1070  
200 North Spring Street  
Los Angeles, CA 90012

**Staff Contact:** Debbie Lawrence  
**Phone No.:** (213) 978-1163  
**E-mail:** Debbie.Lawrence@lacity.org

**Case No.:** CPC-2013-4028-GPA-ZC-  
SPR-ZAA  
**CEQA No.:** ENV-2013-4029-MND  
**Council No.:** 5 – Koretz  
**Plan Area:** Wilshire  
**Certified NC:** Mid City West  
**GPLU:** Medium Residential  
**Zone:** R3-1-O

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

**PROJECT  
LOCATION:** 411-439 S. Hamel Road, Los Angeles

**PROPOSED  
PROJECT:** The proposed project is the construction of an apartment building with 88 units located at South Hamel Road and Colgate Avenue in the Wilshire Community Plan Area (CPA). The project site is comprised of five contiguous lots, totaling approximately 35,100 square feet (0.81 acres). Five existing two-story apartment buildings of varying age with a total of 29 residential units will be demolished. The project is proposed for five stories, and includes 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. The project will provide 160 automobile parking spaces on two levels of below-grade parking, as well as 88 bicycle parking spaces. The project will range in height from 37 feet along Colgate Avenue to 54.4 feet at the northern portion of the site along the alley.

The Wilshire Community Plan designates the project site as Medium Residential land use with a corresponding zone of R3-1-O (Multiple Dwelling Zone, located in an Oil Drilling District).

The surrounding and abutting properties are developed primarily with multi-family residential uses with single family to the south of the site, and are zoned R3-1-O and R1-1-O. To the north of the site along Burton Way, the zoning is [Q]R4-1-O. The surrounding multi-family residential buildings range from two to four stories. Single-family homes are located to the south of the project site across Colgate Avenue.

**REQUESTED  
ACTIONS:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2013-4029-MND) and the Mitigation Monitoring Program (MMP) for ENV-2013-4029-MND, for the above referenced project; and
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.6, a **General Plan Amendment** to the Wilshire Community Plan to add a footnote to the Wilshire Community Plan Map referencing the 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 at High Medium Residential density development, limited to a maximum floor area ratio of 3:1."; and
3. Pursuant to LAMC Section 12.32 F, a **Zone Change** from R3-1-O to [Q]R4-1-O to permit the construction of a five-story residential apartment building comprised of 88 units; and
4. Pursuant to LAMC Section 16.05, a **Site Plan Review** for a project creating 50 or more units; and
5. Pursuant to LAMC Section 12.28, a **Zoning Administrator Adjustment** from 12.21 C to reduce the required front yard on Hamel Road from 15 feet to 8 feet; adjust the side yard on Colgate Avenue from 7 feet to 15 feet; reduce the rear yard from 17 feet to 8 feet; and adjust the north side yard abutting the alley to 17 feet from the required 7 feet from the center of the alley.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES:** If you challenge a City 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 on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

**ADVICE TO PUBLIC:** Written communications may be mailed to the Los Angeles Department of City Planning; 200 North Spring Street, Room 621, Los Angeles, CA 90012 (Attention: Debbie Lawrence).

**REVIEW OF FILE:** CPC-2013-4028-GPA-ZC-SPR-ZAA including the application and the environmental assessment are available for public inspection Department of City Planning; 200 North Spring Street, Room 621, Los Angeles, CA 90012 between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Please call the Staff contact indicated at the top of this notice several days in advance to assure that the file will be available. The files are not available for review on the day of the hearing.

**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 auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*