



Address Any Communication To:
WEST LOS ANGELES AREA PLANNING COMMISSION
200 North Spring Street, Room 532
Los Angeles, CA 90012
(213) 978-1300

NOTICE OF PUBLIC HEARING

- ☒ OWNERS AND OCCUPANTS WITHIN A 100-FOOT RADIUS
- ☒ ABUTTING A PROPOSED DEVELOPMENT SITE
- ☒ APPLICANT AND OWNER OF SUBJECT PROPERTY
- ☒ APPELLANT
- ☒ INTERESTED PARTIES

Concerning property at:
380 N. Grenola Street and 391 N. Pintesca Drive

**Case No: DIR-2016-167-CDP-MEL-1A
& ZA-2016-165-ZAD-1A**

CEQA: ENV-2016-166-MND

**Community Plan: Brentwood-Pacific
Palisades**

Council District No. 11 - Bonin

Hearing Date: Wednesday, February 15, 2017

Hearing Time: after 4:30 P.M.

**Hearing Place: Henry Medina West Los Angeles
Parking Enforcement Facility
11214 W. Exposition Blvd., 2nd Floor
Los Angeles, CA 90064**

The West Los Angeles Area Planning Commission invites you to attend a hearing regarding the property highlighted above. *The law requires that property owners near this site be notified of this hearing.* If you do not wish to attend the hearing, you may ignore this notice.

The hearing involves an appeal from the decision by:

The Director of Planning authorizing a coastal development and Mello Act compliance review for the demolition of a one-story single-family dwelling and the construction, use, and maintenance of a new, 5,219 square-foot, two-story, single-family dwelling with a habitable basement, attached three-car garage, associated retaining wall, grading, and a new swimming pool; located within the single-permit jurisdiction of the Coastal Zone and,

The Zoning Administrator granting the construction, use and maintenance of a new single-family dwelling fronting on a Hillside Street, Pintesca Drive, and a Local Street, Grenola Street, without providing a minimum 20-foot wide roadway adjacent to the property on Pintesca Drive, as otherwise required by LAMC 12.21 C.10(i)(2).

APPLICANT: Babak Nehoray
Representative: Kevin K. McDonnell, JMBM

APPELLANT: Rick Jaffa
Representative: John A. Henning, Jr.

FOR ADDITIONAL INFORMATION AND INSTRUCTIONS SEE BELOW

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible ONLINE at planning.lacity.org

TESTIMONY: Written testimony may be submitted prior to the hearing (see Correspondence and Exhibits); however, oral testimony **can only be given at the hearing** and may be limited due to time constraints. Language translators, sign language interpreters, and/or assistive listening devices may be provided if you contact the Planning Commission office at least seven (7) days prior to the hearing date.

DECISION: The Commission's decision will be based on the merits of the case and the applicable law. **The Commission can consider the entire action even if only a portion has been appealed.** A report of the Commission's action will be mailed upon request after the hearing. Pursuant to Government Code Section 65009(b)(2), any court challenge of the Commission's action may be limited to those issues considered at the public hearing.

FILE REVIEW: The complete and permanent file (including all submissions) is available for public inspection in the Commission office, **Room 532**, 200 N. Spring Street, Los Angeles, between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call in advance to ensure file availability (213-978-1300).

CORRESPONDENCE AND EXHIBITS

The Commission members are not City employees. They are citizens who have been appointed by the Mayor. They function in a quasi-judicial capacity and therefore, cannot be contacted before the hearing. Written testimony, for the Commission to consider, may be submitted to the Planning Commission Office using the following guidelines:

1. Materials for Commission consideration should be received **ten (10) days** prior to the hearing date.
2. Please provide an **original** plus **twelve (12) copies** of all correspondence or exhibits.
3. Correspondence should be presented on letter size (8 1/2 " x 11") or legal size (8 1/2 " x 14) paper. All oversized exhibits (photos, plans, artists' renderings) must fold to fit into a legal sized folder.
4. It is important that the case number is written on all communications and exhibits.
5. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibit used as part of your testimony to the Planning Commission.
6. Untimely submissions will not be considered by the Commission, but will be added to the permanent file.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request at least seven (7) days prior to the meeting by calling the City Planning Commission Office at (213) 978-1300.