



CITY OF LOS ANGELES  
 DEPARTMENT OF CITY PLANNING  
 City Hall 200 North Spring Street Los Angeles CA 90012

# NOTICE OF 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:**  Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

**Project Site: 4755 South Alla Road**

**Case No.** DIR-2018-1608-CDP  
 ZA-2018-1480-CU  
**CEQA No.** ENV-2018-1481-CE  
**Hearing Held By:** West/Coastal Project Planning  
 Hearing Officer  
**Date:** July 6, 2020  
**Time:** 11:30 a.m.  
**Place:** In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Public Hearing will be conducted entirely telephonically.

**Council District:** 11 - Bonin  
**Related Cases:** None  
**Plan Area Zone:** Palms – Mar Vista – Del Rey  
 [Q]MR1-1, P-1  
**Plan Overlay: Land Use:** Los Angeles Coastal Transportation Limited Manufacturing

**Instructions:**

Public participants should dial by phone:  
**1 (213) 338-8477 (Los Angeles)**  
**1 (669) 900-9128 (San Jose)**

When prompted, enter the Meeting ID of:  
**921 9119 7700 #**

The meeting's agenda will be provided no later than 72 hours before the meeting at <https://planning.lacity.org/about/commissions-boards-hearings#hearings> and/or by contacting the staff contact at the phone number or email listed below. Please note that virtual meeting instructions will be provided on the meeting agenda.

**Staff Contact:** Esther Serrato, City Planning Associate  
 200 North Spring Street, Room 720  
 Los Angeles, CA 90012  
 esther.serrato@lacity.org  
 (213) 978-1211

**Applicant:** Jimmy Chapa  
 Tesla Inc.  
**Representative:** Julia Aust and Roy Hasson  
 Permit Advisors

## PROPOSED PROJECT:

The change of use from office and warehouse uses to automobile sales, automobile service, warehouse, and storage uses in an existing 123,286 square-foot building, resulting in the following: 53,325 square feet of warehouse use, 18,961 square feet of automobile service use, 10,986 square feet of automobile sales use, 2,340 square feet of break/locker use, 1,282 square feet of mechanical equipment use, 4,567 square feet of restrooms/hallways, and 12,773 square feet of storage use. The project includes interior tenant improvements and a reconfigured exterior ramp. A total of 263 parking spaces are provided.

## REQUESTED ACTION(S):

1. The Director of Planning and Zoning Administrator shall consider an Exemption from CEQA pursuant to CEQA Guidelines, Section 15301 and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2, a Coastal Development Permit to allow the change of use from office and warehouse uses to automobile sales, automobile service, warehouse, and storage, in addition to interior tenant improvements and reconfigured exterior ramps, in the Single Permit Jurisdiction area of the California Coastal Zone.
3. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,3, a Conditional Use to allow an automotive repair use in the C4 Zone, as limited by Footnote No. 5 of the Palms – Mar Vista – Del Rey General Plan Land Use Map.

***Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300***

---

## GENERAL INFORMATION

**FILE REVIEW** - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

**TESTIMONY AND CORRESPONDENCE** - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Decision-makers such as Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

**REQUIREMENTS FOR SUBMISSION OF MATERIALS** – Written materials may be submitted prior to the hearing via email, in person or by U.S. mail to the staff identified on the front of this page or to the decision-maker or hearing officer at the public hearing. **An original plus three (3) copies must be submitted prior to, or at the hearing. To the extent possible, please also submit all materials electronically (flash drive, CD or via email).** Materials must be presented on letter size (8 ½" x 11") or legal size (8 ½" x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW** - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

**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 services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: [per.planning@lacity.org](mailto:per.planning@lacity.org). Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.