



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  
☒ 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 participation in the hearing is optional.**

**Project Site:** 930-950 East 3rd Street and 875 East Traction Avenue

**Case No.:** ZA-2000-1712-CUZ-SUB-ZV-SPR-ZAI-PA3  
**CEQA No.:** ENV-2000-1713-MND-REC1

**Council No:** 14 – Vacant  
**Related Cases:** ZA-2000-1712-CUZ-SUB-ZV-SPR-ZAI-PA2;  
ZA-2019-5601-MPA  
**Plan Area** Central City North

**Hearing Held By:** Associate Zoning Administrator,  
Expedite Processing Section

**Date:** Tuesday, August 18, 2020

**Time** 9:30 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 Office of Zoning Administration Public Hearing will be conducted entirely telephonically.

**Zone:** M3-1-RIO

**Plan Overlay:** River Improvement Overlay District

**Land Use:** Heavy Manufacturing

**Instructions:**

Public participants should dial by phone:  
**(213) 338-8477 or (669) 900-9128**

When prompted, enter the Meeting ID of:  
**913 9432 3040#**

The meeting's agenda will be provided no later than 72 hours before the meeting at <https://planning.lacity.org/about/commission-s-boards-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:** Renata Ooms, City Planning Associate  
200 North Spring Street, Room 763  
Los Angeles, CA, 90012  
[renata.ooms@lacity.org](mailto:renata.ooms@lacity.org) (213)-978-1222

**Applicant:** Krista Miclat, AERC Legendary JV, LLC

**Representative:** Veronica Becerra, Rabuild Commercial Services LLC

## PROPOSED PROJECT:

The proposed project is a Plan Approval to increase the allowable retail/commercial space of the Aliso Apartments mixed use project to 22,554 square feet from 21,128 square feet as was granted by the Zoning Administrator in Case Number ZA-2000-1712-CUZ-SUB-ZV-SPR-ZAI-PA2. The increase will provide for a proposed 1,426 square foot patio in conjunction with one restaurant tenant space to be occupied by Panini Kabob Grill. Condition Number 9 of Case Number ZA-2000-1712-CUZ-SUB-ZV-SPR-ZAI-PA2 provides for a Plan Approval process to increase the retail/commercial square footage up to a maximum of 27,806 square feet.

## REQUESTED ACTION(S):

1. The Zoning Administrator shall consider, based on the whole of the administrative record, that the project was assessed in Mitigated Negative Declaration, No. ENV-2000-1713-MND-REC1 adopted on June 05, 2014; and pursuant to CEQA Guidelines 15162 and 15164, no major revisions are required to the Mitigated Negative Declaration; and no subsequent EIR or negative declaration is required for approval of the project.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-M, an Approval of Modified Plans to allow for the construction, use, and maintenance of 472 live/work condominium units, nine commercial condominium units, 22,554 square-feet of commercial/retail uses, with 774 on-site parking spaces in the M3-1 Zone.

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

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## GENERAL INFORMATION

**FILE REVIEW** - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. **Files are not available for review the day of or day before 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 or during the hearing via email or by U.S. mail to the staff identified on the front of this page. 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. 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.