



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 Commission meeting where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, will be among the matters considered at the meeting. The Commission may consider all the testimony presented at the meeting, 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: 1427-1433 South Greenfield Avenue

Case No. DIR-2019-277-TOC-DRB-SPP-1A

CEQA No. ENV-2019-278-CE

Meeting of: City Planning Commission

Date: November 5, 2020

Time: after 8:30 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 CPC meeting will be conducted entirely telephonically by Zoom [<https://zoom.us/>].

The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting cpc@lacity.org

Staff Contact: Dylan Sittig, City Planning Associate
200 N. Spring Street, Room 720
Los Angeles, CA, 90012
dylan.sittig@lacity.org
(213) 978-1197

Council No: 5 - Koretz

Related Cases: N/A

Plan Area Westwood

Zone: [Q]R3-1-O

Plan Overlay: Westwood Community Design Review Board, Westwood Community Plan Multiple Family Residential Development Standards, West Los Angeles Transportation Improvement and Mitigation

Land Use: Medium Residential

Applicant: David Gholiani, Greenfield Ohio LLC
Representative: Tony Russo, Crest Real Estate

Appellant A: Rouslan Boundine

Appellant B: Bruce Shapiro and Oren Lavee
Representative: Kathleen R. Unger, Advocates for the Environment

Appellant C: Peter Leininger

PROPOSED PROJECT:

The project proposes the demolition of the existing two apartment buildings (5-unit and 2-unit) and the construction of a new six-story, maximum 37,567 square feet, maximum 67' in height, apartment building consisting of 29 units. Two levels of subterranean parking are proposed consisting of 47 parking spaces. The project requires a haul route for 14,000 cubic yards of dirt. One existing Street Tree will be removed and at least three new Street Trees will be planted. The project reserves three (3) units for Extremely Low Income, one (1) unit for Very Low Income, and one (1) unit for Low Income occupancy for a period of 55 years.

APPEAL:

1. Pursuant to Sections 12.22 A.31 and 12.22 A.25(g) of the Los Angeles Municipal Code ("LAMC"), an appeal of the entire determination by the Director of Planning in approving a Transit Oriented Communities Affordable Housing Incentive Program for a project totaling 29 dwelling units,

reserving three (3) units for Extremely Low Income, one (1) unit for Very Low Income, and one (1) unit for Low Income occupancy for a period of 55 years, with base incentives and the following additional incentives:

- a. **Open Space.** A 25 percent reduction in the open space requirement, allowing at least 4,350 square feet in lieu of the 5,800 square feet otherwise required;
 - b. **Open Space.** A 25 percent reduction from the Specific Plan's open space location requirement to allow 56.25 percent (2,447 square feet) of open space to be provided on the ground floor in lieu of the requirement that 75 percent of open space be provided on the ground floor; allowing the remaining 43.75 percent (1,903 square feet) of open space to be provided above the ground floor for a total of 4,350 square feet of open space; and
 - c. **Height.** A 22-foot increase in the building height, allowing 67 feet in lieu of the maximum 45 feet otherwise allowed by the [Q]R3-1-O zone and Westwood Community Multi-Family Specific Plan.
2. Pursuant to LAMC Sections 11.5.7 and 16.50, appeals of the Director of Planning's Determination to approve a Project Permit Compliance and Design Review in the Westwood Community Multiple Family Specific Plan for the project.
 3. An appeal of a determination that based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

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

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.**

AGENDAS AND REPORTS- Commission Agendas are accessible online at planning.lacity.org, by selecting "Commissions & Hearings", the specific Area or City Planning Commission and "Agendas". Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda.

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission 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 at the meeting in accordance with the submittal requirements below. The case number must be written on all communications, plans and exhibits.

Please see revised submission guidelines below which have been modified in order to accommodate the conduct of the public hearing telephonically in conformity with the Governor's Executive Order N-29-20 (March 17, 2020).

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page.
- **Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. These must be submitted electronically to the

Commission email identified on the front of this page.

- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at planning.lacity.org by selecting "Commissions & Hearings" and selecting the specific Commission.

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. 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.