



## DEPARTMENT OF CITY PLANNING

# HEARING OFFICER

## MONDAY, DECEMBER 14, 2020

### VIRTUAL HEARING INSTRUCTIONS

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Department of City Planning Public Hearing will be conducted remotely. Attend the meeting virtually by using the following link or phone number:

WEBINAR	PHONE
<p>Join from a PC, Mac, iPad, iPhone or Android device. Please click this URL to join: <a href="https://planning-lacity-org.zoom.us/j/81910845678">https://planning-lacity-org.zoom.us/j/81910845678</a></p> <p>Meeting ID: 819 1084 5678 Passcode: 763253</p>	<p>Participants may also join by phone: (213) 338-8477 or (669) 900-9128</p> <p>When prompted, enter the Meeting ID of: 819 1084 5678 #</p>

You will be automatically muted when entering the meeting.

Please note that meetings may run longer than expected. Periodically throughout the hearing, staff will note what item on the agenda is currently being heard.

To comment on an agenda item, click the raise hand icon (Webinar) or press \*9 (Phone) to "raise your hand" virtually following staff calling the item.

Planning Staff will call upon speakers using the last four digits of the phone number (Phone) or by name (Webinar), if available. Each speaker's audio will be unmuted as they are called upon. Speakers typically are given 1-2 minutes to speak and at the end of the specified time limit for public comment, you will hear a buzzer sound or a verbal indicator and Planning Staff will ask you to conclude your remarks. Soon thereafter, your audio will again be muted and Planning Staff will move on to the next speaker.

For additional information on the virtual meeting format, please visit:

<https://planning.lacity.org/about/oha-virtual-instructions>

If applicable, meeting presentations and other relevant documents will be made available at the following link 72 hours before the hearing: <https://tinyurl.com/shared-drive>

Please fill out the following [Interested Parties Form](https://tinyurl.com/interested-parties) if you wish to be notified when a decision on an item on the agenda is rendered. Please include the relevant case number and staff contact in your submission.

<https://tinyurl.com/interested-parties>

ITEM NO.	APPROXIMATE TIME	CASE NO.	CD	OWNER / REPRESENTATIVE	PROPERTY ADDRESS / COMMUNITY PLAN	ZONE
1	2:00 p.m.  Staff Contact: Alex Truong (213) 978-3308	<u>CPC-2020-595-DB-CU</u> ; ENV-2020-597-CE  Demolition of an existing duplex and the construction, use, and maintenance of a new 16,665 square-foot, six (6) story, 67-foot, 15-unit apartment building reserving two (2) units for Very Low Income households. The project will include 22 parking spaces between an at-grade and subterranean level.	5	Ben Kohanteb, Ben and Lili Kohanteb Trust / Gary Benjamin, Alchemy Planning + Land Use	1432-1434 South Beverly Drive/ West Los Angeles Community Plan	[Q]R3-1VL-O

**Abbreviations:** **AA** - Advisory Agency; **APC** - Area Planning Commission; **CC** - Condominium Conversion; **CD** - Council District; **CN** - Condominium; **CPC** - City Planning Commission; **CU** - Conditional Use; **DAA** - Deputy Advisory Agency; **DB** - Density Bonus; **ENV** - Environmental Assessment Case; **GPA** - General Plan Amendment; **HD** - Height District Change; **PMLA** - Parcel Map; **SL** - Small Lot; **SPR** - Site Plan Review; **TOC** - Transit Oriented Communities; **TT** - Tentative Tract; **VTT** - Vesting Tentative Tract; **WDI** - Waiver of Dedication and Improvements; **ZA** - Zoning Administrator; **ZAA** - Zoning Administrator Adjustment; **ZAD** - Zoning Administrator Determination; **ZC** - Zone Change; **ZV** - Zone Variance  
**EIR** - Environmental Impact Report; **MND** - Mitigated Negative Declaration; **ND** - Negative Declaration; **CE** - Categorical Exemption

**NOTE: Per State Government Code Section 65009(b)(2):**

**If you challenge any agenda items in court, you may be limited to raising only those issues raised in person at the public hearing, or in correspondence received at or before 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.***



**FACILITY AND PARKING ARE WHEELCHAIR ACCESSIBLE**



**SIGN LANGUAGE INTERPRETERS, ASSISTIVE LISTENING DEVICES, OR OTHER AUXILIARY AIDS AND/OR SERVICES MAY BE PROVIDED IF REQUESTED AT LEAST 72-HOURS PRIOR TO THIS MEETING BY CALLING THE PROJECT PLANNER.**