



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

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.**

The meeting's agenda will be provided no later than 72 hours before the meeting at <https://planning.lacity.org/about/commissions-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.

Project Site: 13481-13485 West Beach Avenue

Case No.: VTT-83082-CN-HCA;
CPC-2020-5508-DB-CU-HCA

CEQA No.: ENV-2020-5509-CE

Hearing Held By: Deputy Advisory Agency and Hearing
Officer on behalf of the City Planning
Commission

Date: Wednesday, January 20, 2021

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

[https://planning-lacity-
org.zoom.us/j/84816506089](https://planning-lacity-org.zoom.us/j/84816506089)

Meeting ID: 848 1650 6089

Passcode: 454745

Participants may also dial by phone:
(213) 338-8477 or (669) 900-9128
When prompted, enter the Meeting ID of:
848 1650 6089 #

Council No: 11 – Mike Bonin

Related Cases: N/A

Plan Area Palms-Mar Vista-Del Rey

Zone: CM(GM)-2D-CA

Plan Overlay: Glencoe-Maxella Specific Plan
Los Angeles Coastal;
Transportation Corridor Specific Plan

Applicant: Bradford Neal,
Stan Lee Enterprises, Inc.

Representative: Brian Silveira,
Brian Silveira & Associates

Staff Contact: Stephanie Escobar, Planning Assistant
200 North Spring Street, Room 763
Los Angeles, CA, 90012
Stephanie.Escobar@lacity.org
(213) 978-1492

PROPOSED PROJECT:

The proposed project involves the demolition of an existing single-family home and triplex and the construction, use, and maintenance of a new 21,581 square-foot seven-story residential development consisting of 27 condominium units (with seven (7) units reserved for Very Low Income Households). A total of 14 parking spaces would be provided in one (1) level surface parking level and one (1) level subterranean parking.

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

planning4la.org

REQUESTED ACTION(S):

The Advisory Agency shall consider:

1. An Exemption from CEQA pursuant to CEQA Guidelines Section 15332, Class 32, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.15, a Vesting Tentative Tract Map for the subdivision of the subject property to create 27 condominium residential units.

On behalf of the City Planning Commission, the Hearing Officer will take public testimony regarding the following:

3. Pursuant to LAMC Section 12.22-A,25(g) a Density Bonus for a housing development project consisting of 27 dwelling units, of which seven (7) will be set aside for Very Low Income Households, with vehicular parking provided pursuant to AB 744, and requesting the following Incentives:
 - a. An on-menu incentive to permit the base density to be calculated using pre-dedicated lot area pursuant to LAMC Section 12.22-A,25;
 - b. An on-menu incentive to permit a 20% decrease in required common open space pursuant to LAMC Section 12.21-G;
 - c. An off-menu incentive to permit a 36% reduction is required easterly side yard setback to allow a 6'5" side yard in lieu of the required 10' side yard setback pursuant to LAMC 12.11-C,2;
 - d. An off-menu incentive to permit a 21% reduction in required rear yard setback to allow a 15' rear yard in lieu of the required 19' rear yard setback pursuant to LAMC 12.11-C,3;
 - e. An off-menu incentive to permit a 30'6" increase in height to allow a maximum height of 85'6" with a step back at 67'6" height in lieu of the 55' height allowed pursuant to the Glencoe-Maxella Specific Plan;
 - f. An off-menu incentive to permit a 55% increase in floor area ratio to allow 21,581 square feet of floor area in lieu of the maximum 13,879 square feet; and
 - g. An off-menu incentive to permit 14 parking spaces (unbundled) in lieu of the 24 required parking spaces pursuant to LAMC 12.21-A,4, where six (6) of the 14 parking spaces are compact, and
4. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-U,26, a Conditional Use Permit to allow a Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22-A,25.

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.**

NOTIFICATION REQUIREMENT

TO OWNERS:	AND OCCUPANTS:	AND INTERESTED PARTIES
Within a 500-foot Radius	Within a 500-foot Radius	<input checked="" type="checkbox"/>

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DIVISION OF LAND (DOL) – Please note that the staff report will be available online five (5) days prior to the public hearing and will be accessible at <https://planning.lacity.org/about/commissions-boards-hearings>. Staff Reports are hyperlinked to the case numbers on the hearing agenda.

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. 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 notice. 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 aenized 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. 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.

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