



CITY OF LOS ANGELES
AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER
HEARING AGENDA
SUBDIVISIONS/HEARING OFFICER

Wednesday, April 14, 2021

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:

JOIN BY WEBINAR	JOIN BY PHONE
<p>Join from a PC, Mac, iPad, iPhone or Android device.</p> <p>Please click this URL to join:</p> <p>https://planning-lacity-org.zoom.us/j/81767379659</p> <p>WEBINAR ID: 817 6737 9659</p> <p>PASSCODE: 603032</p>	<p>Participants may also join by phone:</p> <p>1 669 900 9128 or 1 213 338 8477</p> <p>When prompted, enter the Webinar ID: 817 6737 9659</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/oza-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/yb4btrdl>

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>.

Subdivision/Hearing Officer

Wednesday, April 14, 2021

APPROXIMATE TIME & STAFF	CASE NOS.	CD	OWNER / REPRESENTATIVE	PROPERTY ADDRESS/ COMMUNITY PLAN	ZONE
1. 9:30 A.M. Dylan Sittig 213-978-1197 DAA: Connie Chauv	AA-2020-5417-PMLA-CN-HCA ENV-2020-5418-CE BTC: V020-707	11	Milad Hassani / Ben Rocca, Rocca Development Inc.	11759 West Iowa Ave. <i>West Los Angeles Community Plan</i>	[Q]R3-1
2. 10:30 A.M Monique Acosta 213-978-1173 DAA: Deborah Kahen	VTT-82275-SL ENV-2018-3511-CE BTC: LA18-648, LA20-245	13	Babak Nassir, The Nest on Griffith LLC / Tony Russo, Crest Real Estate	1758, 1760, 1762 N. Griffith Park Blvd. <i>Silver Lake - Echo Park - Elysian Valley Community Plan</i>	RD1.5-1VL
3. 11:30 A.M. Chi Dang 213-978-1307 DAA: Deborah Kahen	AA-2019-5438-PMLA-SL ENV-2019-5439-CE BTC: VO19-630	13	Bob Mossanen, Bomo Investments / Sarah Tadeusiak, Westcon Engineering	542 North Serrano Avenue <i>Wilshire Community Plan</i>	R3-1
4. 12:30 P.M Chi Dang 213-978-1307 DAA: Deborah Kahen	AA-2019-657-PMLA ENV-2019-658-CE BTC: LA21-069	4	Larchmont Properties, Ltd., Ronald A. Simms / Jake Lappert, DRC Engineering, Inc.	206-226 N. Larchmont Blvd. <i>Wilshire Community Plan</i>	[Q]C2-1D

*This is a related City Planning Commission Case. A Hearing Officer for the City Planning Commission will hear the case and take testimony. No decision will be made on the CPC case, it will be heard before the City Planning Commission at a later date for a decision.

** This is a related Zoning Administrator Case. A Hearing Officer for the Zoning Administrator will hear the case and take testimony. No decision will be made on the ZA case, it will be decided by a Zoning Administrator as a separate action.

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; **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, **ENV** - Environmental Assessment Case; **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.