

Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지
Abiso ng Pagdinig sa Publiko • 公開聽證會通知
Հանրային լսումների մասին ծանուցագիր



Traducción
번역 • 翻译
Pagsasalin
Թարգմանություն



August 16, 2023, after 4:30 p.m.

West LA Area Planning Commission

Palms-Rancho Park Branch Library

2920 Overland Avenue

Los Angeles, CA 90064

This meeting may be available virtually, in a hybrid format. Please check the meeting agenda approximately 72 hours before the meeting for additional information.

Please see <https://planning.lacity.org/about/commissions-boards-hearings> for the meeting agenda.



Project Address

Sitio de Proyecto

프로젝트 주소 • 項目地址

Address ng Proyekto

ծրագրի Հասցե

2969 South Kelton Avenue (2969 South Kelton Avenue and 10905-10911 West National Boulevard), Los Angeles, CA 90064

Proposed Project

Proyecto Propuesto

프로젝트 제안 • 擬議項目

Iminungkahing Proyekto

Առաջարկվող ծրագիր

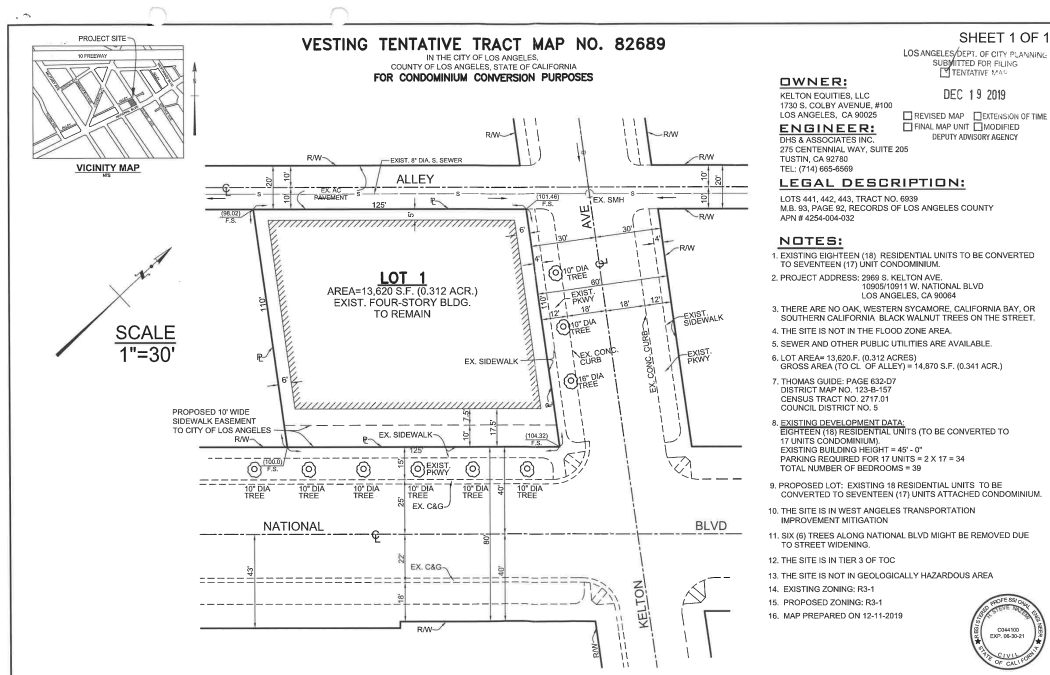
A Vesting Tentative Tract Map for the merger and resubdivision of three (3) existing lots for the condominium conversion of an existing 3-story, 18-unit apartment building into 18 residential condominium units, with 34 parking stalls in a subterranean parking level, on an approximately 13,620 square foot lot in the R3-1 Zone. No construction is proposed. The applicant requests to provide a ten-foot easement in lieu of the otherwise required ten-foot dedication along National Boulevard, and a 15-foot by 15-foot cut corner easement in lieu of the otherwise required 20-foot radius or 15-foot property line corner cut dedication at the intersection with Kelton Avenue.

Actions Requested

Acciones solicitadas • 요청된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

An appeal of the entire May 3, 2023 Deputy Advisory Agency Determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality (CEQA), pursuant to CEQA Guidelines Articles 19 Section 15301 (Class 1) and 15305 (Class 5) and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved, pursuant to Los Angeles Municipal Code (LAMC) Sections 17.03, 17.06, 17.15, and 12.95.2, a Vesting Tentative Tract Map, VTT-82689-CC, for the merger and resubdivision of three (3) existing lots for the condominium conversion of an existing 18-unit apartment building into 18 residential condominium units with 34 parking stalls in a subterranean parking level, on an approximately 13,620 square foot lot in the R3-1 Zone; and
3. Approved, pursuant to LAMC Sections 17.03, 17.06, and 12.37, a Waiver of Dedication and Improvements to permit a 10-foot wide easement to be provided along National Boulevard and a 10-foot corner radius easement be provided at the intersection with Kelton Avenue.



Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):

VTT-82689-CC-1A

Environmental Case Number(s):

ENV-2019-7606-CE

Related Case Number(s):

N/A

Overlay(s):

Expo TNP, WLA TIMP

Zone:

R3-1

Community Plan Area:

West Los Angeles

Land Use Designation:

Medium Residential

Assigned Staff Contact Information:

Daisy Benicia, City Planning Associate
daisy.benicia@lacity.org
(213) 978-1320
200 North Spring Street, Room 721
Los Angeles, CA 90012

Council District:

5 - Yaroslavsky

Applicant:

Kelton Equities LLC

Appellant:

Appellant 1 - Joanna Grzekowiak
Appellant 2 - Andrew Hammond and Iva Radosevic

Applicant Representative:

Steve Nazemi, DHS & Associates Inc.

Appellant Representative:

N/A

Who's Receiving This Notice

Quién recibe este aviso • 본통지를 받은 사람들 • 誰會收到此通知

Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site abutting where a project application has been filed with the Department of City Planning, or because you requested to be added to the interested parties list. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

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". Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

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.

- **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. To request a reasonable accommodation, such as translation or interpretation, please contact the Commission Executive Assistant at (818)374-3384, the Commission Office Main Line at (213) 978-1300 or by email at apcwestla@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation 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.