

Date : 7/14/2020 9:24:08 AM
From : "Maria Reyes"
To : "Alan Como" , "Jason McCrea"
Subject : see attached
Attachment : 08122020.pdf;

--



LOS ANGELES
CITY PLANNING

Maria Reyes
Los Angeles City Planning

200 N. Spring Street, Room 621
Los Angeles, CA 90012
Planning4LA.org
T: (213) 978-1161



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

Wednesday, August 12, 2020

Meeting presentations will be made available here [[Subdivisions 08-12](#)] by [72 hours before]

Please fill out the following [Interested Parties Form](#) 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.

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Subdivisions/Hearing Officer meeting will be conducted entirely telephonically.

All participants should dial the phone number 699-900-9128 (San Jose) or 213-338-8477 (Los Angeles) and use Meeting ID No. 93680690513, followed by the # (pound sign). Press # again when prompted for participant ID.

APPROXIMATE TIME & STAFF	CASE NOS.	CD	OWNER / REPRESENTATIVE	PROPERTY ADDRESS/ COMMUNITY PLAN	ZONE
1. 10:00 A.M Dylan Lawrence 213-978-1182 DAA: Kevin Golden	VTT-82416 ENV-2018-7453-CE BTC: LA20-110	1	Greentek Investments II LLC and Heiko Flores LLC / Dana A. Sayles, AICP, three6ixty	2242-2252 N. Cazador Dr; 2231-2245 N. Carlyle Pl; & 2236 N/E Carlyle Pl. <i>Northeast Los Angeles Planning Area</i>	R2-1
2. 10:30 A.M Jason McCrea 213-847-3672 DAA: Elva Nuno-O'Donnell	VTT-74371 CPC-2016-3176-VZC-HD-VCU-MCUP-SPR BTC: LA16-786	13	6436 Hollywood Blvd, LLC & 1624 Wilcox / Dave Twerdun; Mark Armbruster	6430-6440 W. Hollywood Blvd & 1624-1648 N. Wilcox Ave. <i>Hollywood Planning Area</i>	C4-2D-SN, C4-2D
3. 11:30 A.M. Alan Como 213-847-3633 DAA: Kathleen King	VTT-73718 CPC-2014-4705-ZC-HD-MCUP-CU-DB-SPR ENV-2014-4706-EIR	13	Riley Realty / Kyndra Casper	1756, 1760 N. Argyle Ave.; 6210-6224 West Yucca St.; & 1765, 1771, 1777, 1779 N. Vista Del Mar Ave <i>Hollywood Planning Area</i>	C4-2D-SN, R4-2D, [Q]R3-1XL

*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: **APC**- Area Planning Case; **APT**- Apartments; **C**- Condominium; **CC**- Condominium Conversion; **CDP**- Coastal Development Permit; **CM**- Commercial; **CMC**- Commercial Condominium; **CMCC**- Commercial Condo Conversion; **CN**- New Condominium; **CPC**- City Planning Case; **ENV**- Environmental Assessment Case; **IND**- Industrial; **INDC**- Industrial Condominiums; **NDCC**- Industrial Condo Conversion; **MANF**- Manufacturing; **MF**- Multiple-Family; **MOD**- Modification; **PP**- Project Permit; **PS**- Private Street; **REV**- Reversion to Acreage; **SC**- Stock Cooperative; **SF**- Single-Family; **SUB**- Subdivision; **ZC**- Zone Change

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.

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 (213) 978-1300.

SUBDIVISION/PARCEL MAP PUBLIC HEARING STANDARD PROCEDURES

1. **OPEN:** The Advisory Agency will introduce himself/herself and open the meeting with date and time. City Agency representatives and Planning staff will introduce themselves.
2. **CASE PRESENTATION:** The City Staff will summarize 1) the request to subdivide the property, 2) the request for any other cases directly related to the subdivision, 3) written reports from City agencies, 4) all correspondence received, and 5) staff recommendation. Any City Agency may submit additional written or oral comments at this time.
3. **PUBLIC HEARING:**
 - a. The subdivider or his/her representative will be first to speak (state name and address for the record): 1) Advisory Agency will ask if they accept the conditions as recommended by staff; 2) a brief presentation may be made; 3) any questions or concerns about any of the proposed conditions may be raised at this time. (Note: City Agency representatives may take notes and receive any material relevant to questions or concerns raised by the subdivider but will hold their responses until the end of the proceedings.)
 - b. Anyone in the audience may speak by **press *9** on their phone when public comment is open for the item(s) you wish to speak on. Planning staff will announce the last 4 digits of your phone number, if available, when it is your turn to speak. You will hear a message that states "You are unmuted". Please first state your name and address clearly and then proceed with your comments. Please focus comments on the property and the requested actions. Please be mindful of background noise while you are speaking so we can hear you clearly. If someone who spoke before says exactly what you had in mind, there is nothing wrong with simply indicating your agreement with the prior speaker. These proceedings are recorded so please speak clearly into the microphone.
 - c. The subdivider or his/her representative will be afforded an opportunity to respond to any issues of concern raised by the public. Advisory Agency will close the Public Hearing and the Subdivision Committee will confer.
4. **COMMITTEE DELIBERATIONS:** City Agency staff will be asked to respond to the Advisory Agency on any concerns or clarifications raised by the subdivider during the public hearing that affect their department's recommendations. This is the time when the City agencies consider all of the information received on the case.
5. **DECISION.**
6. **NOTIFICATION:** Persons speaking should sign in on the pink sign in sheet in order to receive a copy of the determination letter when it is issued. All cases acted on by the Advisory Agency can be further appealed to an Area or Citywide Planning Commission. This appeal information will be included in the letter of determination.
7. **CLOSE OF SUBDIVISION MEETING:** After all of the cases have been heard, the Advisory Agency will close the meeting stating the time of completion.