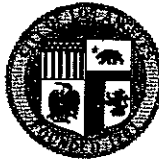


CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING
NEW PUBLIC HEARING DATE

To Owners: Within a 100-Foot Radius
 Within a 500-Foot Radius
 Abutting a Proposed Development Site

And Occupants: Within a 100-Foot Radius
 Within a 500-Foot Radius
And: Others

This notice is sent to you because you own property or you are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

Hearing By: Advisory Agency/Hearing Officer
Date: ~~Wednesday, February 24, 2010~~
NEW DATE: **Wednesday, March 24, 2010**
Time: 9:30 a.m.
Place: Los Angeles City Hall, Room 1020
200 North Spring Street
Los Angeles, CA 90012

Staff Contact: Theodore L. Irving
Phone No.: (213) 978-1366
theodore.irving@lacity.org

Case No.: VTT-70543
CEQA No.: ENV-2009-2162-MND
Incidental Cases: APCW-2009-2161(ZC)(ZV)(ZAA)
Related Cases: N/A
Council No.: 11
Plan Area: Westchester-Playa Del Rey
Specific Plan: None
Certified NC: Westchester-Playa Del Rey
GPLU: General Commercial
Zone: R2-1 (Proposed RAS3-1)

Applicant: Century Housing Corporation
Representative: Hall and Foreman (Alex Moore)

PROJECT LOCATION: 5780 West 85th Place and 8534 S. Belford Avenue

PROPOSED PROJECT: The proposed project is the merger and re-subdivision of ten vacant lots into one lot totaling 40,797 net square feet for the construction, use and maintenance of a 20-unit detached condominium development with 40 parking spaces for residents and 6 parking spaces for guests.

REQUESTED ACTION: The Deputy Advisory Agency will consider: pursuant to LAMC Section 17.03, a merger and re-subdivision of ten vacant lots into one lot totaling 40,797 net square feet

The Hearing Officer will consider: pursuant to L.A.M.C. Section 12.32, a request for a zone change from R2-1 to RAS3-1; pursuant to L.A.M.C. Section 12.28, a Zoning Administrator's Adjustment to allow a 6-foot wall to be constructed within the required front yard setback and to allow a reduced minimum building separation of 8 feet in lieu of the 12 feet required

by L.A.M.C. Section 12.21 C 2(a); and pursuant to L.A.M.C. Section 12.27, a zone variance to allow a maximum of 79 square feet of private open space per dwelling unit be attributed to the total required usable open space in lieu of a maximum 50 square feet as required by L.A.M.C. Section 12.21 G.2 (b)(2). The Hearing Officer will take testimony and recommendation will be made to the West Los Angeles Area Planning Commission at a later date.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

ADVICE TO PUBLIC: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Expedited Processing Section, 200 N. Spring Street, Room 721, Los Angeles, CA 90012 (attention: Theodore L. Irving).

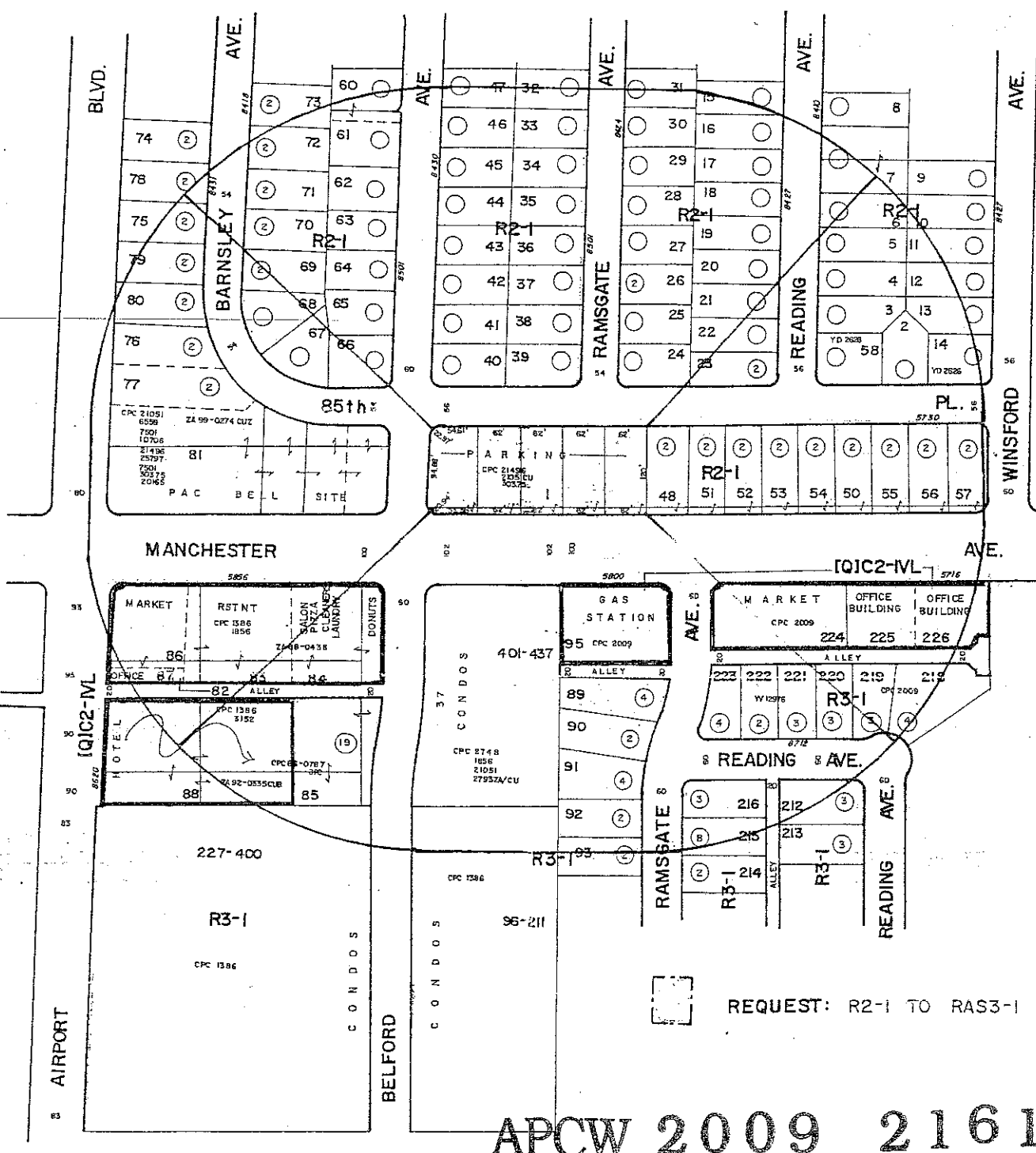
REVIEW OF FILE: VTT-70543 and APCW-2009-2161(ZC)(ZV)(ZAA), including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call at Theodore L. Irving (213) 978-1366 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

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. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*

Puede obtener información en Español acerca de esta junta llamando al (213) 473-9984



APCW 2009 2161

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THOMAS BROTHERS

Page: 702 Grid: J3

LEGAL

LDT: 1-5, 8-12

TRACT: 12351

M. B. 319-50

CONTACT: HALL & FOREMAN

C.D.: II

CT.: 2771.00

PA.: 330 (WESTCHESTER-PLAYA DEL REY)

USES: FIELD

CASE NO.:

SCALE: 1" = 100'

D.M.: 096 B 169

DATE: 05-08-08

Updated: 08-01-08
11-06-08
05-13-09

NET AC = 0.91

08-1421C
GMS

