



CITY PLANNING DEPARTMENT  
Community Planning Bureau  
**NOTICE OF PUBLIC HEARING**  
**TO PROPERTY OWNERS AND OCCUPANTS WITHIN A 500 FOOT RADIUS**

**CASE NO.'s CPC-2008-2614-SN  
and ENV-2008-2615-MND**

**PLAN AREA: WILSHIRE  
COUNCIL DISTRICT: 10**

This notice is to being sent to you because you own property or reside near a site for which an action, as described below, has been initiated with the City Planning Department. All interested persons are invited to attend the public hearing at which you may listen, speak, or submit written information relating to the environmental determination and to the proposed project.

PLACE: Los Angeles City Hall  
200 North Spring Street, Room 1020  
Los Angeles, CA 90012

TIME: **MONDAY, APRIL 6, 2009 AT 9:00 A.M.**

APPLICANT: Kevin Napoli for CIM/Pico, LP

PROPERTY INVOLVED: 4550, 4570, 4646, 4700 W. Pico Boulevard

STAFF CONTACT: Patricia Diefenderfer at (213) 978-1179; or at [Patricia.Diefenderfer@lacity.org](mailto:Patricia.Diefenderfer@lacity.org)

PROPOSED PROJECT: **The establishment of a Sign Supplemental Use District which proposes a special off-site signage program, including supergraphic signs on a portion of the Midtown Crossing commercial development area, including the Pico/Rimpau Transit Center** (see attached map). The project site is an approximate 11.27 acre irregularly shaped site classified in a combination of C4-1-O, [Q]C2-1-O, and C2-1-O commercial zones.

REQUEST: 1. Pursuant to Sections 12.32 S 1, Sec. 13.11, of the Municipal Code, the **Establishment** of a "SN" Sign Supplemental Use District to set forth sign regulations, procedures, guidelines and standards for the project area.

2. Pursuant to Section 21082.1 (c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration for the above project.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The hearing will be conducted by a Hearing Officer who will consider all the testimony presented at that time and any written communication received prior to or at the hearing from affected and/or interested persons regarding this Project, as well as the merits of

the application as it relates to existing environmental and land use regulations. The environmental document will be among the matters considered at the hearing. After the hearing the Hearing Officer will prepare a report, including a recommendation, which will be considered by the City Planning Commission at a later date.

**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. Any written correspondence 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 COMMUNICATION:** Written communications should cite the Case Number indicated at the top of this notice and may be mailed to The Los Angeles City Planning Department, Community Planning Bureau, City Hall - Room 667, 200 North Spring Street, Los Angeles CA 90012.

**REVIEW OF THE FILE:** The complete file including application and an environmental assessment is available for public review at The Los Angeles City Planning Department, Community Planning Bureau, City Hall - Room 667, 200 North Spring Street, Los Angeles CA 90012 between the hours of 8:00 AM to 5:00 PM, Monday through Friday. Please call the Staff Contact indicated at the top of this notice several days in advance to assure its availability. Case files will not be available for inspection on 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.*