



## Legislation Details (With Text)

<b>File #:</b>	20-1466	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Public Hearing	<b>Status:</b>		Agenda Ready	
<b>File created:</b>	6/24/2020	<b>In control:</b>		Development Plan Review Hearing	
<b>On agenda:</b>	6/29/2020	<b>Final action:</b>			
<b>Title:</b>	<p>1. Development Plan Review (DPR 103207-2019) Project Address: 1833 N. Garey Avenue Project Applicant: Pierre Khabbaz for RAFA LA Development LLC Project Planner: Alex Jimenez, Assistant Planner Council District: CC District No. 6 A request to develop an approximately 47,610-square foot, three-story mixed-use building containing 35 residential units, approximately 6,640-square foot commercial retail space, 85-space at-grade and subterranean parking garage, and various onsite landscape and hardscape improvements on a vacant 0.66-acre lot (Renewal of previously approved DPR 1207-2015). The proposed project meets the guidelines for a Categorical Exemption in compliance with Article 19, Section 15332 (Class 32-In-fill Development).</p> <p>Recommendation: The Planning Division recommends the Director of Development Services adopt the attached Resolution approving Development Plan Review (DPR 103207-2019) (Attachment 1), subject to conditions.</p>				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Staff Report, 2. Attachment 1 - Draft Resolution No. 20-XX, 3. Attachment 2 - Vicinity Map & Aerial Photograph, 4. Attachment 3 - DPR Resolution No. 16-001, 5. Attachment 4 - TRACTMAP Resolution No. 16-029, 6. Attachment 5 - Project Plans, 7. Attachment 6 - Site Photographs, 8. Attachment 7 - Public Hearing Notice & 1,000' Radius				

Date	Ver.	Action By	Action	Result
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### 1. Development Plan Review (DPR 103207-2019)

Project Address: 1833 N. Garey Avenue  
Project Applicant: Pierre Khabbaz for RAFA LA Development LLC  
Project Planner: Alex Jimenez, Assistant Planner  
Council District: CC District No. 6

A request to develop an approximately 47,610-square foot, three-story mixed-use building containing 35 residential units, approximately 6,640-square foot commercial retail space, 85-space at-grade and subterranean parking garage, and various onsite landscape and hardscape improvements on a vacant 0.66-acre lot (Renewal of previously approved DPR 1207-2015). The proposed project meets the guidelines for a Categorical Exemption in compliance with Article 19, Section 15332 (Class 32-In-fill Development).

### Recommendation:

The Planning Division recommends the Director of Development Services adopt the attached Resolution approving Development Plan Review (DPR 103207-2019) (Attachment 1), subject to conditions.