# NOTICE OF PUBLIC HEARING

The Los Angeles County Regional Planning Commission will conduct a public hearing to consider the project described below. A presentation and overview of the project will be given, and any interested person or authorized agent may appear and comment on the project at the hearing. The Regional Planning Commission will then consider a vote to approve or deny the project or continue the hearing if it deems necessary. Should you attend, you will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing

**Hearing Date and Time:** Wednesday, July 15, 2026, at 9:00 a.m.
**Hearing Location:** Hall of Records, 320 W. Temple Street, Room 150, Los Angeles, CA 90012. Virtual (Online) at bit.ly/ZOOM-RPC. By phone at (669) 444-9171 or (719) 359-4580 (ID: 858 6032 6429).
**Project No.:** PRJ2024-002926
**Project Location:** 11627 Fidel Avenue, Whittier within the Gateway Planning Area
**CEQA Categorical Exemption:** PRC 21080.66 (AB 130 Statutory Exemption)
**Project Description:** A request for Vesting Tentative Tract Map to develop 25 three-story townhome condominiums within five buildings on a one-acre lot in the R-2 (Two-Family Residence) Zone. The project includes a related Conditional Use Permit to allow more than six townhomes in a row, and Administrative Housing Permit with four affordable units, a density bonus, and four waiver requests for applicable development standards.
**More information**: Michelle Lynch, Principal Planner 320 W. Temple Street, Los Angeles, CA 90012. (213) 974-6411. mlynch@planning.lacounty.gov. planning.lacounty.gov.
**Case Material**: https://bit.ly/PRJ2024-002926

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' advanced notice.

Para leer este aviso en español visite <https://bit.ly/PRJ2024-002926>

若要閱讀中文通知，請訪 https://bit.ly/PRJ2024-002926。