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, September 23, 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.: PRJ2025-001862
Project Location: 13104 and 13118 Rainier Avenuewithin the Gateway Planning Area
CEQA Categorical Exemption: PRC 21080.66 (AB 130 Statutory Exemption)
Project Description: A request to create one multi-family lot with 46 attached townhouse-style residential condominiums within eight detached buildings on three parcels totaling 1.5 gross/net acres. The project includes a CUP to allow townhouses that have more than six units in one building. The project includes a request to allow a set aside of ten for-sale affordable units, with seven units at the lower-income level, and three units at a moderate-income level, for a density bonus resulting in 19 additional units. There is an existing single-family residence, detached garage, church and private school on the parcel that will be demolished.
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/PRJ2025-001862

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/PRJ2025-001862

若要閱讀中文通知，請訪 https://bit.ly/PRJ2025-001862