

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
AND  
6262 VAN NUYS BLVD., SUITE 351  
VAN NUYS, CA 91401

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November 4, 2008

Tentative Tract Map No.: VTT-63399  
Council District: 15  
CEQA No.: ENV-2007-4516-EIR

Address: 26900 South Western Avenue  
Community Plan: Wilmington-Harbor City  
Existing Zone: R1-1XL and OS-1XL

In accordance with provisions of Sections 17.03, 17.05 and 17.06 of the Los Angeles Municipal Code, the Advisory Agency **disapproved** Vesting Tentative Tract No. 63399 composed of 33-lots located at 26900 S. Western Avenue (a.k.a. Ponte Vista) for a new multi-family residential development as shown on map stamp-dated August 8, 2007 in the Wilmington-Harbor City Community Plan. As an interested party, in the near future you will also receive a letter stating the Planning Department's recommendation to the City Planning Commission on cases CPC-2006-8043-GPA-ZC-SP-DA and ENV-2005-4516-EIR.

If you would like to receive a hard copy of the Planning Department's Letter of Determination, please send a self-addressed, first-class, stamped envelope to: **David Olivo, City Hall - Department of City Planning, 200 N. Spring Street - Room 621, Los Angeles, CA 90012**. Or to view an online copy, go to the **PDIS** tab at the following website:

<http://161.149.135.215/searchresult.asp?txtCaseNumber=VTT-63399&strPageflag=1>

If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 (**available on-line at [www.lacity.org/pln](http://www.lacity.org/pln)**) at the Department's Public Offices, located at:

Figueroa Plaza  
201 N. Figueroa St., 4<sup>th</sup> Floor  
Los Angeles, CA 90012  
213-482-7077

Marvin Braude San Fernando  
Valley Constituent Service Center  
6262 Van Nuys Bl., Room 251  
Van Nuys, CA 91401  
818-374-5050

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

If you have any questions, please call David Olivo at (213) 978-1197.