

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING

To Owners: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
☐ Abutting a Proposed Development Site

And Occupants: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
And: ☒ Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project, prior to a decision is rendered.

Hearing By: Deputy Advisory Agency
Date: Wednesday, March 1, 2017
Time: 9:30 a.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: May Sirinopwongsagon
Phone No. (213) 978-1372
and Email: May.Sirinopwongsagon@lacity.org

Case No.: AA-2016-4276-PMLA-SL
CEQA No.: ENV-2016-4277-CE
(Class 15)
Incidental Cases: N/A
Related Cases: N/A
Council No.: 13
Plan Area: Silver Lake – Echo Park –
Elysian Valley
Specific Plan: N/A
Certified NC: Silver Lake
GPLU: Low Medium II Residential
Zone: RD2-1VL
Applicant: Andrew Raitt, Lucile Court,
LLC
Representative: Steve Nazemi, DHS &
Associates, Inc

PROJECT LOCATION: 716 North Lucile Avenue

PROPOSED PROJECT: The construction, use, and maintenance of three small lot homes in conjunction with a small lot subdivision. Each small lot home will be three stories with a roof deck, with heights ranging from 34'-6" to approximately 43' and will have two covered parking spaces.

REQUESTED ACTION: The Deputy Advisory Agency will consider:

1. Pursuant to the Los Angeles Municipal Code Sections 17.53 and 12.22-C,27, Parcel Map No. AA-2016-4276-PMLA-SL to permit the subdivision of one (1) lot into three (3) small lots, in accordance with the Small Lot Ordinance No. 176,354, located on an approximately 7,499 square-foot site in the RD2-1VL Zone;
2. Pursuant to Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the

environment and which shall, therefore, be exempt from the provisions of CEQA. On November 8, 2016, a Categorical Exemption, ENV-2016-4277-CE, Class 15 for Minor Land Divisions, was issued for the project.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

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 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 communications may be mailed or emailed to:

Los Angeles City Planning Department
Expedited Processing Section
200 N. Spring Street, Room 763
Los Angeles, CA 90012
(Attn: May Sirinopwongsagon)
May.Sirinopwongsagon@lacity.org

REVIEW OF FILE: AA-2016-4276-PMLA-SL, including the application and the environmental assessment, are available for public inspection at the above referenced location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call May Sirinopwongsagon at (213) 978-1372 or email at May.Sirinopwongsagon@lacity.org several days in advance to assure that the files will be available. The files are not available for review 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.*

Puede obtener información en Español acerca de esta junta llamando al (213) 482-7082*