



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
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
- ☒ Interested Parties/Others

And:

This notice is sent to you because you own property or are an occupant residing near a site for which an appeal from a Department action was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, if applicable, will be among the matters considered at the hearing. The decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 4773 W. Hollywood Blvd.; 1710, 1718, 1720 N. Berendo St. and 4765-4767 W. Hollywood Blvd.

Case No.: ZA-2016-4902-ZAA-SPPA-SPP-DI-1A

CEQA No.: ENV-2016-4903-CE

Hearing Held By: Central Los Angeles Area Planning Commission

Date: July 24, 2018

Time After 4:30 p.m.

Place: Los Angeles City Hall
200 N. Spring St., 10th Floor
Los Angeles, CA 90012
(Please use Main St. entrance)

Staff Contact: Nuri Cho, City Planning Associate
200 N. Spring St., Room 621
Los Angeles, CA 90012
Nuri.Cho@lacity.org
(213) 978-1177

apccentral@lacity.org

Council No: 4 – Ryu

Related Cases: VTT-74730-SL-1A

Plan Area: Hollywood

Zone RD1.5-1XL and C2-1D

Plan Overlay: Vermont/Western Station
Neighborhood Area Plan
(SNAP) Specific Plan –
Subareas A (Neighborhood
Conservation) and B (Mixed Use
Boulevard)

Land Use: Low Medium II Residential and
Highway Oriented Commercial

Applicant: J. Randolph Poag, PH/T&T
Master One, LLC

Representative: Paul Garry, Psomas

Appellant: Alex Kondracke on behalf of
Concerned Citizens of Los Feliz
and Abraham Soghomonian

Representative: N/A

PROPOSED PROJECT:

Demolition of an existing two-story commercial building; subdivision of three (3) lots comprising 28,409 net square feet of lot area into 18 small lots; and construction, use and maintenance of a three-story, single-family dwelling with an attached two-car garage on each of the 18 subdivided lots. Four (4) guest parking spaces will be provided. The floor area of each dwelling will range from 1,794 to 2,969 square feet, totaling 31,245 square feet for all 18 dwellings. Three (3) non-protected trees on the property and four (4) non-protected street trees will be removed. Approximately 2,000 cubic yards of earth material will be exported, requiring a haul route approval.

APPEAL:

Appeal of the Zoning Administrator's determination that the proposed project is exempt from CEQA pursuant to State CEQA Statutes and Guidelines, Section 15332 (Class 32 Infill Development) and conditional approval of:

1. Pursuant to Section 12.28 A. of the LAMC, Zoning Administrator's Adjustment to increase the building height limit by 19.4 percent, allowing 35 feet, 10 inches in lieu of the otherwise maximum permitted height of 30 feet in the RD1.5-1XL Zone;
2. Pursuant to Section 11.5.7 E. of the LAMC, Project Permit Adjustments from Section 8.C of the Vermont/Western Station Neighborhood Area Plan (SNAP) to allow:
 - a. An increase in the transitional height limit by 8.8 percent for portions of buildings located in Subarea B within 49 feet from a lot in Subarea A, allowing 27 feet, 3 inches in lieu of the otherwise maximum permitted height of 25 feet; and
 - b. An increase in the transitional height limit by 9 percent for portions of buildings located in Subarea B within 50 to 99 feet from a lot in Subarea A, allowing 36 feet in lieu of the otherwise maximum permitted height of 33 feet;
3. Pursuant to Section 11.5.7 C. of LAMC, Project Permit Compliance to allow the demolition of an existing two-story commercial building; and the construction, use and maintenance of 18 three-story, single-family dwellings with an attached two-car garage for each dwelling within Subareas A (Neighborhood Conservation) and B (Mixed Use Boulevards) of the Vermont/Western SNAP; and
4. Pursuant to Section 11.5.7 H. of LAMC, Director's Interpretation of the Transparent Building Elements provision in the Vermont/Western SNAP Development Standards and Design Guidelines, requiring transparent building elements to occupy at least 50 percent of the exterior wall surface of the ground floor facades for the front and side elevations, to mean that the provision is not meant to be applied to side yard elevations for residential uses in Subarea B to protect the privacy of residential occupants.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

AGENDAS AND REPORTS- Commission agendas are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible online at planning.lacity.org. Appeal Recommendation Reports will be available online seven (7) days prior to the public hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings". Appeal Recommendation Reports are hyperlinked to the case numbers on the agendas. If you are appealing a determination of an Associate Zoning Administrator (AZA), please note that the letter of determination is the report which is forwarded to the Commission. Appeal Recommendation Reports are not prepared for AZA appeals. The Commission may consider the entire action even if only a portion of the action has been appealed.

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to the hearing. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department or Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written testimony may be submitted via email, in person or by U.S. mail to the staff identified on the front of this page. Correspondence should be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

- **Regular Submissions** - Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and Commission identified on the front of this page. In addition, an **original plus six (6) copies** must be

submitted to the Commission Office directly at **200 North Spring Street, Room 532, Los Angeles, CA 90012** in attention to the Commission Secretariat.

- **Rebuttal Submissions** - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than **by 3:00 p.m., Thursday of the week prior to the Commission Meeting**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the public hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at planning.lacity.org by selecting "Commissions & Hearings" and selecting the specific Commission.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. 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.

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 services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.