CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012

NOTICE OF PUBLIC HEARING

RE-SCEDULING OF PUBLIC HEARING

To Owners:	☐ Within a 100-Foot Radius	**And Occupants:**	☐ Within a 100-Foot Radius
	☐ Within a 500-Foot Radius		☐ Within a 500-Foot Radius
	☒ Abutting a Proposed Development Site	**And:**	☒ Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an appeal from a determination of the Department of Building and Safety was filed with the Department of City Planning. The appeal alleges that an error or abuse of discretion related to an order, interpretation, requirement, determination or action was made by the Department of Building and Safety in the enforcement of the Zoning Code or other land use ordinance. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the appeal. The Area Planning Commission will consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the appeal. **Please note that your attendance at the hearing is optional.**

Project Site: **11801, 11805 and 11819 West Kagel Canyon Street**

Case No.:	**DIR-2016-1807-BSA-1A**	**Council No:**	7 - Rodriguez
Hearing Held By:	City Planning Commission	**Plan Area:**	Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon
Date:	~~**July 26, 2018**~~ **August 9, 2018**	**Zone**	A2-1
Time	**After 8:30 a.m.**	**Plan Overlay:**	None
Place:	~~Van Nuys City Hall~~ ~~14410 Sylvan Street, 2nd Floor~~ ~~Van Nuys, CA 91401~~ **Los Angeles City Hall, Room 340** **200 N. Spring Street** **Los Angeles, CA 90012** **(Please use the entrance on Main Street)**	**Land Use:**	Low Medium II Residential
Staff Contact:	James K. Williams 200 N. Spring St., Room 532 Los Angeles, CA 90012 cpc@lacity.org (213) 978-1300	**Owner:**	PLH, LLC c/o Ecos Energy LLC
		Representative:	Allco Renewable Energy Limited; Michael Melone
		Appellant:	PLH, LLC and Kagel Canyon Solar LLC c/o Ecos Energy LLC
		Representative:	Allco Renewable Energy Limited; Michael Melone

EXISTING USE/OPERATION:
Vacant Lot

APPEAL:
Appeal of the Director of Planning's decision to deny an appeal alleging that the Department of Building and Safety ("LADBS") erred and abused its discretion by not issuing a building permit for a proposed ground mounted solar facility (application for Building Permit No. 14020-20000-02850) in the A2-1 Zone until the Applicant obtains approval of a site specific Conditional Use Permit ("CUP") required pursuant to LAMC Section 12.24 U.7.

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 file will be available. **The file will not be available for review on 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. The report related to this item will be available on-line seven (7) days prior to the public hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings". The reports are hyperlinked to the case numbers on the agendas.

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 pursuant to Rule 4.3 of the Commission's Rules and Operating Procedures. 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 **seven (7) 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.

- **Secondary Submissions -** All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than **48 hours before 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 agenized 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.