



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 Property Owners

And Occupants: ☐ Within a 100-Foot Radius
☐ Within a 500-Foot Radius
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 decision-maker or hearing officer 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: 7123 Macapa Drive

Case No.: DIR-2018-1452-BSA

Hearing Held By: Office of Zoning Administration

Date: October 22, 2018

Time: 2:00 p.m.

Place: Marvin Braude San Fernando Valley
Constituent Services Center
6262 Van Nuys Boulevard, Room 1B
Van Nuys, CA 91401

Staff Contact: Undine Petrulis, Project Planner
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
undine.petrulis@lacity.org
(818)374-5056

Council No: 4

Plan Area: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Zone: RE15-1-H

Land Use: Very Low Residential

Owner: R.C. Thornton

Representative: Kevin K. McDonnell, Jeffer
Mangels Butler & Mitchell LLP

Appellant: Macapa Drive Homeowners
Association

Representative: Mitch Menzer, Board Member

EXISTING USE:

Single-family dwelling

APPEAL:

Pursuant to Los Angeles Municipal Code Section 12.26K, a Director of Planning Determination as to whether the Department of Building and Safety erred or abused its discretion in its determination in allowing the construction of a single-family dwelling, accessory dwelling unit (ADU), and retaining walls that do not comply with conditions of approval imposed by the South Valley Area Planning Commission Case No. DIR-2015-2641-DRB-SPP-MSP-1A and the issuance of the following Building Permit Nos:

- 16010-20000-05496 for a new 13'8" x 21'x4" recreation room with 25' x 16'8" attached patio cover and 22' x 21'6" open trellis;
- 16014-20000-05787 to remove existing bedroom, entryway, garage, laundry, bathroom, and patio cover and add garage, trellis, ground floor and second floor, and interior remodel;
- 16014-20001-05787 to correct floor plan dimensions and elevation dimensions;
- 11020-10000-02093 for proposed 174 linear foot retaining wall;
- 12014-70000-04500 for proposed 899 square-foot second floor addition;
- 17010-20000-05007 for a new 22'9" x 61'4" ADU with attached trellis per AB 2299 and SB1069.

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- Office of Zoning Administrator's 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.

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. Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

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.