



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

NOTICE OF PUBLIC HEARING

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| To Owners:
<input type="checkbox"/> Within a 100-Foot Radius
<input checked="" type="checkbox"/> Within a 500-Foot Radius
<input type="checkbox"/> Abutting a Proposed Development Site | And Occupants:
<input type="checkbox"/> Within a 100-Foot Radius
<input checked="" type="checkbox"/> Within a 500-Foot Radius
And:
<input type="checkbox"/> Interested Parties/Others |
|---|---|

REVISED NOTICE

This notice is sent to you because you own property or are an occupant residing near a site for which an application 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 will be among the matters considered at the hearing. The Deputy Advisory Agency 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: 780, 781, 790, 791 N. Cynthia Avenue

Case No.: AA-2016-3954-PMLA CEQA No.: ENV-2016-3955-MND Hearing Held By: Deputy Advisory Agency Date: February 13, 2019 Time 9:50 a.m. Place: Los Angeles City Hall 200 N. Spring St. Los Angeles, CA 90012 (Please use the 201 N. Main Street entrance)	Council No: 1 - Cedillo Related Cases: DIR-2018-2385-SPP, DIR-2018-2386-SPP, DIR-2018-2387-SPP, DIR-2018-2388-SPP Plan Area: Northeast Los Angeles Zone: R1-1 Plan Overlay: Mount Washington/Glassell Park Specific Plan Land Use: Low Residential Applicant: Richard Loring Representative: Red Hawk Canyon LLC
Staff Contact: Santos J. Sanchez, City Planning Associate 200 N. Spring St., Room 621 Los Angeles, CA, 90012 santos.sanchez@lacity.org (213) 978-1361	

PROPOSED PROJECT:

The Project proposes the subdivision of one (1) 43,054.3 square foot lot into four (4) lots. The Project includes the construction, use, and maintenance of four (4) single-family dwellings on four (4) separate lots accessed by a 28-foot wide Private Street that will extend Cynthia Avenue to connect with San Andreas Avenue. The sites are located at 780, 781, 790, 791 North Cynthia Avenue and are zoned R1-1 with a General Plan Land Use Designation of Low Residential. The size of the subdivided lots range from 8,295.71 – 13,240.29 gross square feet. The grading plan proposes to cut 2,674 cubic yards and fill 2,428 cubic yards across the proposed four (4) lots with a net export of 246 cubic yards. There are a total of 35 Protected Trees located on the site, of the 35 trees seven (7) Trees are proposed to be removed or disturbed during construction.

REQUESTED ACTION(S):

1. The Advisory Agency shall consider, pursuant to CEQA Guidelines Section 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-3955-MND (“Mitigated Negative Declaration”), and all comments received.

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.03, and 17.51, a Parcel Map to permit a four (4)-lot subdivision for four (4) new homes in the R1-1 Zone.
3. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.09 the construction and use of a 28-foot wide Private Street connecting Cynthia Avenue to San Andreas Avenue in the R1-1 Zone.

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.**

DIVISION OF LAND (DOL) – Please note that the staff report will be available on-line five (5) days prior to the public hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings", the specific "Area Planning Commission" where the project is located and "Agendas". Staff Reports are hyperlinked to the case numbers on the hearing agenda.

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. 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.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written materials may be submitted prior to the hearing via email, in person or by U.S. mail to the staff identified on the front of this page or to the decision-maker or hearing officer at the public hearing. **An original plus three (3) copies must be submitted prior to, or at the hearing. To the extent possible, please also submit all materials electronically (flash drive, CD or via email).** Materials must 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.

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.