

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 currently 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.

**Hearing By:** Deputy Advisory Agency  
**Date:** Wednesday, February 10, 2016  
**Time:** 10:30 a.m.  
**Place:** Los Angeles City Hall  
200 North Spring Street, Room 1020  
Los Angeles, CA 90012

**Case No.:** VTT-73072-SL  
ZA-2014-3013-ZAD-CCMP  
**CEQA No.:** ENV-2014-3015-MND  
**Related Cases:** DIR-2014-3014-CCMP  
**Council No.:** 1  
**Plan Area:** Northeast

**Staff Contact:** Dwayne Wyatt  
**Phone No.:** (213) 473-9919  
[Dwayne.Wyatt@lacity.org](mailto:Dwayne.Wyatt@lacity.org)

**Specific Plan:**  
**Certified NC:** Historic Highland Park  
**GPLU:** Low Medium II Residential  
**Zone:** RD1.5-1 HPOZ

**Applicant:** Arroyo Five Seven, LLC

**Representative:** Peter Gonzales

**PROJECT LOCATION:** 175 Avenue 57 (legally described as Tract: Ranchos San Rafael and La Canada, Lot: Pt Glassell and Chapman 2296,11 ACS)

**PROPOSED PROJECT:** A Tentative Tract Map to permit the development of twelve (12) single family Small Lot Subdivisions with 28 parking spaces on a 23,725 square foot (54 acres) lot within the RD1.5 Zone, with a corresponding land use designation of Low Medium II Residential.

**REQUESTED ACTION:** The Deputy Advisory Agency shall consider:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.15, a Vesting Tentative Tract Map VTT-73072-SL to permit a twelve (12) Small Lot Subdivision on a 23,725 square feet lot within the RD1.5-1 Zone; and

2. Pursuant to Los Angeles Municipal Code 12.24 X 26,
  - A. Zoning Administrator's Determination to permit a retaining wall over height.
  - B. Zoning Adjustment to permit four (4) retaining walls.
3. Pursuant to Section 21082.1(c)(3) of the California Resource Code, the adoption of Mitigated Negative Declaration, (ENV-2014-3015-MND) for the subject use.
4. Pursuant to Section 2108.6 of the California Public Resource Code, adopt the Mitigation Monitoring Program (MMP) prepared for ENV-2014-3015-MND

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 for the tract case may be mailed to the Los Angeles City Planning Department, Division of Land Section, 200 N. Spring Street, Room 721, Los Angeles, CA 90012 (attention: Dwayne Wyatt).

**REVIEW OF FILE:** [VTT-73072-SL](#), including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call Dwayne Wyatt at (213) 473-9919, several days in advance to assure that the files for the tract case will be available.

**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) 978-1348\*