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 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, prior to a decision is rendered.

Hearing By: Deputy Advisory Agency
Date: Wednesday, February 17, 2016
Time: 11:00 a.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: JoJo Pewsawang
Phone No. and Email: (213) 978-1214
jojo.pewsawang@lacity.org

Case No.: AA-2015-3153-PMLA-SL
CEQA No.: ENV-2014-3154-CE
Incidental Cases: N/A
Related Cases: N/A
Council No.: 13
Plan Area: Silver Lake – Echo Park – Elysian Valley
Specific Plan: N/A
Certified NC: Silver Lake
GPLU: Low Medium II Residential
Zone: RD2-1VL

Applicant: Urban Asset Group
Representative: OXA Architects

PROJECT LOCATION: 1119 North Sanborn Avenue

PROPOSED PROJECT: The subdivision of one lot into four (4) for the construction, use and maintenance of four (4) Small Lot Homes on a 7,365 net square-foot (0.16 acre) site.

REQUESTED ACTION: <u>The Deputy Advisory Agency will consider</u>:

1. Pursuant to the Los Angeles Municipal Code Sections 17.50 and 12.22-C,27, Parcel Map No. AA-2015-3153-PMLA-SL to permit the construction of four (4) new small lot homes with eight (8) parking spaces in accordance with the Small Lot Ordinance No. 176,354 on a net 7,365 square-foot site in the RD2-1VL Zone; and

2. Pursuant to Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA.

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 may be mailed or emailed to:

Los Angeles City Planning Department
Expedited Processing Section
200 N. Spring Street, Room 721
Los Angeles, CA 90012
(Attn: JoJo Pewsawang)
jojo.pewsawang@lacity.org

REVIEW OF FILE: AA-2015-3153-PMLA-SL, including the application and the environmental assessment, are available for public inspection at the above referenced location between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call JoJo Pewsawang at (213) 978-1214 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

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 auxiliaries 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 or 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) 978-1308*