

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 live 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: Hearing Officer for the City Planning Commission

Date: Thursday June 30, 2016
Time: 10:00 A.M.
Place: City Hall 10th Floor, Room 1020
200 North Spring Street
Los Angeles, CA 90012

Hearing Officer: Gregory J. Shoop
Phone No.: (213) 978-1243
E-mail: Greg.Shoop@lacity.org

Case No.: CPC-2013-633-CU-F
CEQA No.: ENV-2013-634-MND
Related Cases: None
Council No.: CD 1 – Cedillo
Plan Area: Northeast Los Angeles
Specific Plan: Cornfield Arroyo Seco
Certified NC: Lincoln Heights
GPLU: Hybrid Industrial/Low Medium II Residential
Zone: UV(CA)-1, RD1.5-1
Applicant: Grace Kim/Alliance College Ready Public Schools
Representative: Michael S. Woodward

PROJECT LOCATION: 211-221 Avenue 20

PROPOSED PROJECT: The construction of a two-story 27-foot in height 8,369 square foot school building containing a multi-purpose room, five (5) classrooms and a teachers lounge in conjunction with an existing 43,442 square foot charter school.

REQUESTED ACTION:

1. Pursuant to Los Angeles Municipal Code Section 12.24 U 20, a Master Conditional Use for the expansion of an existing public charter high and middle school campuses, with a new two-story 27-foot in height 8,369 square foot school building containing a multi-purpose room, five (5) classrooms and a teachers lounge in the RD1.5-1 zoned portion of the project site.
2. Pursuant to Los Angeles Municipal Code Section 12.24 F to permit the following encroachments into the required side and rear yards: 1). portions of the rear building

stairs, an ADA lift and a retaining wall to located in the rear yard, and 2) an elevated platform/landing, stairs, bicycle parking and a concrete bench to be located in the side yard.

3. Pursuant to Los Angeles Municipal Code Section 12.24 X 7, a Zoning Administrator's Determination to permit an over-in-height 8 foot fence in the required front yard setback instead of the 42 inches permitted.
4. Adopt the proposed Mitigated Negative Declaration and Mitigation Monitoring Program ;

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. After the hearing, the Hearing Officer will prepare a report, including a recommendation, which will be considered by the City Planning Commission at a later date.

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 to the Los Angeles Department of City Planning, 200 N. Spring Street, Room 621, Los Angeles, CA 90012 Attention: Gregory J. Shoop.

REVIEW OF FILE: **CPC-2013-633-CU-F** including the application and the environmental assessment are available for public inspection at the Department of City Planning, 200 N. Spring Street, Room 621, Los Angeles, CA 90012 between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Please call the Hearing Officer indicated at the top of this notice several days in advance to assure that the file will be available. The files are not available for review on 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 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 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.*