

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

And: ☒ Within a 500-Foot Radius

☒ 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: **Friday, August 5, 2016**
Time: **10:00 a.m.**
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Hearing Officer: Nuri Cho
Phone No.: (213) 978-1177
E-mail: nuri.cho@lacity.org

Case No.: **CPC-2016-1812-SP-SPP**
CEQA No.: ENV-2016-1813-CE
Incidental Cases: N/A
Related Cases: N/A
Council No.: 13 – O’Farrell
Plan Area: Hollywood
Specific Plan: Vermont/Western Station
Neighborhood Area Plan
Subarea A
Certified NC: East Hollywood
GPLU: Low Medium II Residential
Zone: RD1.5-1XL

Applicant: Placido Macaraeg,
City of Los Angeles
Department of Recreation
and Parks
Representative: Glen Duke,
Los Angeles Community
Garden Council

PROJECT LOCATION: **1175 North Madison Avenue**

PROPOSED PROJECT: The project includes the construction, use, and maintenance of a community garden and public park with an educational building, covered recreation area, and three on-site parking spaces on a 24,382 square-foot site. The proposed educational building contains 640 square feet of floor area, measures approximately 14-feet in height, and will service the community garden which will occupy the rear half of the subject property and be operated by the Los Angeles Community Garden Council. The proposed covered recreation area includes a 2,700 square foot shade structure measuring approximately 21-feet in height, and will service the public park which will occupy the front half of the subject property and be

operated by the City of Los Angeles Department of Recreation and Parks. Parking is located adjacent to the educational building and accessed from a driveway along the southerly property line. Proposed hours of operation will be from sunrise to sunset.

REQUESTED ACTION:

1. Pursuant to Los Angeles Municipal (LAMC) Section 11.5.7 G, a Specific Plan Amendment to change the Subarea of the subject property from A – Neighborhood Conservation to E – Public Facility in order to allow parks and recreation facilities.
2. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance to permit the construction, use, and maintenance of a community garden, public park, educational building, covered recreation area, and three on-site parking spaces within the Vermont/Western Station Neighborhood Area Plan (SNAP).
3. Based on the whole of the administrative record, the Project is exempt pursuant to the City of Los Angeles CEQA Guidelines Class 1 Category 40, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Statute and Guidelines, Section 15300.2 applies.

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: Written communications may be mailed to Los Angeles City Planning Department, Central Project Planning Section, 200 North Spring Street, Room 621, Los Angeles, CA 90012 (Attention: Nuri Cho) or e-mailed to nuri.cho@lacity.org.

REVIEW OF FILE: CPC-2016-1812-SP-SPP, including the application and the environmental assessment are available for public inspection at the Department of City Planning, Room 621 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 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) 978-1241