

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

REVISED - 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, ~~July 20, 2016~~
August 17, 2016
Time: 10:10 AM
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: Heather Bleemers
Phone No. (213) 978-0092
Email: Heather.Bleemers@lacity.org

Case Nos.: VTT-74157-SL
CEQA No.: ENV-2016-928-MND
Incidental Cases: N/A
Related Cases: N/A
Council No.: 14 – Huizar
Plan Area: Northeast Los Angeles
Specific Plan: N/A
Certified NC: Arroyo Seco
GPLU: Low Medium II Residential
Zone: RD1.5-1
Applicant: CBD Developers, Inc.
Representative: Ilanit Maghen
Bien-Willner Architects

PROJECT LOCATION: 6111-6117 Monterey Road and 6112 Toltec Way

PROPOSED PROJECT: The project involves the demolition of one (1) single-family home built in 1938 and the construction, use, and maintenance of eight (8) Small Lot homes. The proposed units will be four (4) stories, 45 feet in height, each with a rooftop deck and a two-car garage. The project will require 1,065 cubic yards of grading. The project site includes non-protected trees which will be removed as part of the project.

REQUESTED ACTION: The Deputy Advisory Agency will consider:

1. Pursuant to Section 17.15 and 12.22-C,27 of the Los Angeles Municipal Code, Vesting Tentative Tract Map 74157-SL to permit an eight-lot subdivision for the construction of eight (8) small lot homes, each with private two-car garages, on a 12,012 net square-foot site in the RD1.5-1 Zone;
2. **Pursuant to Section 17.03-A, a 2.56 percent adjustment to allow a reduced project site of 11,692 square feet in lieu of the otherwise 12,000 square feet required for eight (8) dwelling units.**

3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt Mitigated Negative Declaration (MND) ENV-2016-928-MND for the above referenced project; and
4. Pursuant to Section 21081.6 of the California Public Resources Code and Section 15097 of the CEQA Guidelines, adopt the Mitigation Monitoring Program for ENV-2016-106-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 may be mailed or emailed to: Los Angeles City Planning Department, Expedited Processing Section, 200 N. Spring Street, Room 763, Los Angeles, CA 90012 (Attn: Heather Bleemers); Heather.Bleemers@lacity.org

REVIEW OF FILE: VTT-74157-SL, including the application and the environmental assessment, are available for public inspection at this location between the hours of 9:30 a.m. to 4:30 p.m., Monday through Friday. Please call Heather Bleemers at (213) 978-0092 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 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) 482-7071