

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 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, September 21, 2016
Time: 9:30 a.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: Jordann Turner
Phone No. (213) 978-1365
and Email: Jordann.Turner@lacity.org

Case No.: AA-2016-2034-PMLA-SL
CEQA No.: ENV-2016-2035-CE
Incidental Cases: N/A
Related Cases: N/A
Council No.: 5
Plan Area: Wilshire
Specific Plan: N/A
Certified NC: Mid City West
GPLU: Low Medium II Residential
Zone: RD1.5-1-O

Applicant: Natalia Gold, Stanley
Acquisition, LLC
Representative: Margaret Taylor, Apex LA

PROJECT LOCATION: 453 North Stanley Avenue

PROPOSED PROJECT: Demolition of an existing duplex and the subdivision of one existing lot, into four (4) small lots for the construction, use and maintenance of four (4) Small Lot Homes on a 6,354 net square-foot site.

REQUESTED ACTION: The Deputy Advisory Agency will consider:

1. Pursuant to the Los Angeles Municipal Code Sections 17.50 and 12.22-C,27, Parcel Map No. AA-2016-2034-PMLA-SL to permit four (4) new small lot homes with eight (8) parking spaces in accordance with the Small Lot Ordinance No. 176,354 on a 6,354 net square-foot site in the RD1.5-1-O; 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.

Class 15: consists of the division or property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have a slope greater than 20%.

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 Department of City Planning
Expedited Processing Section
200 N. Spring Street, Room 763
Los Angeles, CA 90012
(Attn: Jordann Turner)
Jordann.Turner@lacity.org

REVIEW OF FILE: AA-2016-2034-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 Jordann Turner at (213) 978-1365 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) 482-7082*