

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

CORRECTED – NOTICE OF PUBLIC HEARING – DATE

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.

Hearing: Office of Zoning Administration
Date: ~~Thursday~~ Tuesday, November 1, 2016
Time: 9:00 a.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
(Enter from Main Street)
Los Angeles, CA 90012

Case No.: ZA 2015-4719(ZAD)(SPP)
CEQA No.: ENV 2015-4720-CE
Council No.: 1
Plan Area: Northeast Los Angeles
Zone: R1-1

Applicant: FBuild, LLC

Representative: David Freeland

Staff Contact: Arely Monarez
Phone No.: (213) 978-1321
arely.monarez@lacity.org

PROJECT LOCATION: 4554 East San Andreas Avenue

REQUESTED ACTION: The Zoning Administrator will consider:

1. Pursuant to the provisions of Section 12.24-X,28 of the Los Angeles Municipal Code, a Zoning Administrator's Determination to permit the construction, use and maintenance of a three-story, maximum 44-foot 6-inch in height, approximately 2,673 square-foot single-family dwelling on a 8,410 square-foot through lot fronting on a Substandard Hillside Limited Street, without providing a 20-foot wide roadway adjacent to the property's second frontage on Sea View Drive, which is a paper street, as otherwise required by Section 12.21-C,10,(i)(2) of the Code;
2. Pursuant to Los Angeles Municipal Code Section 11.5.7-C, a Project Permit Compliance with the Mount Washington/Glassell Park Specific Plan; and,

3. Based on the whole of the administrative record, the Project is exempt pursuant to CEQA Guidelines, Section, 15300 *et seq.* Article III, Section 1, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA 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.

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 City Planning Department, Central Project Planning, 200 N. Spring Street, Room 621, Los Angeles, CA 90012 (attention: Arely Monarez).

Review Of File: The file, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1321 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. Other services, such as translation between English and other languages, may also be provided upon request.

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.

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. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

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.