

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING
TO PROPERTY OWNERS AND OCCUPANTS WITHIN A 500 FOOT RADIUS

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:	Office of Zoning Administration	Case No.:	ZA-2015-4001-CU-ZAA
Date:	Tuesday, November 29, 2016	CEQA No.:	ENV-2015-3820-CE
Time:	9:30 a.m.	Council No.:	4 – Ryu
Place:	Los Angeles City Hall 200 North Spring Street, Room 1020 (Enter from Main Street) Los Angeles, CA 90012	Plan Area:	Silver Lake - Echo Park Elysian Valley
Staff Contact:	Isaiah Ross	Zone:	RD2-1VL
Phone No.:	(213) 978-1368	Applicant & Representative:	Gabriel Ross PLAY Silver Lake Preschool 2000 Hyperion Ave. Los Angeles, CA 90027
E-mail:	isaiah.ross@lacity.org	Property Owner:	Hallelujah Prayer Center of USA 2828 N. Glendale Blvd. Los Angeles, CA 90039-2723

PROJECT LOCATION: 2828 North Glendale Boulevard, 2750-2756 West Waverly Drive

PROPOSED PROJECT: The project is to allow the conversion of an existing church to a preschool for a total of 175 children, an interior and exterior remodel of the existing church, and the use of a one-family dwelling to a Large Family Day Care Home as permitted by LAMC Section 12.22 A.3.(b), and to allow automobile parking in the front yard of the existing one-family dwelling, on two adjacent lots in the RD2-1VL Zone.

REQUESTED ACTION: The Zoning Administrator will consider:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.51, a Conditional Use to allow the conversion of an existing church to a preschool in the RD2-1VL Zone with hours of operation from 7:30 a.m. to 6 p.m. on Monday through Friday; and

2. Pursuant to LAMC Section 12.28, an Adjustment from LAMC Section 12.21-C.1(g), to allow a total of eight (8) automobile parking spaces within the required front yard of an existing one-family dwelling in the RD2-1VL Zone.
3. Based on the whole of the administrative record, the Project is exempt pursuant to the City of Los Angeles California Environmental Quality Act (CEQA) Guidelines, Section 21084, and City exemption Class 1 Category 22, and City exemption Class 1 Category 27, and there is no substantive 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 Department of City Planning, Office of Central Project Planning, 200 North Spring Street, Room 621, Los Angeles, CA 90012, (attention: Isaiah Ross).

REVIEW OF FILE: The case 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) 978-1368 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, Communication Access Real-Time Transcription (CART), 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, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact: (Division, phone number – voice and TTY). *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.*