

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
☒ Within a 500-Foot Radius
And: ☒ Others

This notice is sent to you because you own property or are currently 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 By: Deputy Advisory Agency and
Zoning Administrator
Date: December 14, 2016
Time: 9:30 a.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012
Staff Contact: Kellen Hoime
Phone No.: (213) 473-9769
Email: Kellen.Hoime@lacity.org

Case No.: VTT-73854-SL
ZA-2016-1274-ZV
CEQA No.: ENV-2016-1275-MND
Related Cases: None
Council No.: 10
Plan Area: South Los Angeles
Specific Plan: None
Certified NC: None
GPLU: Low Medium II Residential
Commercial Manufacturing
Zone: RD1.5-1
[Q]CM-1VL
Applicant: Darryl White
Representative: David Berneman
Golden Bee Properties

PROJECT LOCATION: 5863, 5841, 5849, 5853, & 5857 David Avenue

PROPOSED PROJECT: A Vesting Tentative Tract Map for the subdivision of eight tied parcels into sixteen small lots, demolition of three existing single-family dwellings and one four-unit multi-family dwelling on site, and construction of a four-story 41-foot 8-inch single-family dwelling and two parking spaces on each small lot with four guest parking spaces for a total of 36 parking spaces, in conjunction with a Zone Variance from the [Q]CM-1VL zone to allow for an accessory open space use to the corresponding residential zones (RD1.5) proposed lots 13-16.

REQUESTED ACTION: The Deputy Advisory Agency will consider:

1. Pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code, consideration of **Mitigated Negative Declaration** ENV-2016-1275-MND for the above referenced project.
2. Adoption of the **Mitigation Monitoring Program** prepared for ENV-2016-1275-MND for the above referenced project.
3. Pursuant to Section 17.03 of the Los Angeles Municipal Code, consideration of a **Vesting Tentative Tract Map** to allow for sixteen small lot subdivisions, demolition of three existing single-family dwellings and one four unit multi-family dwelling, and construction of a four-story, single-family dwelling and two parking spaces on each lot.

The Zoning Administrator will consider:

4. Pursuant to Section 12.27 of the Los Angeles Municipal code, a Zone Variance from the [Q]CM-1VL zone to allow for an accessory open space use corresponding to the proposed residentially (RD1.5) zoned lots 13-16.

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, West/Coastal Project Planning Section, 200 N. Spring Street, Room 721, Los Angeles, CA 90012 (attention: Kellen Hoime).

REVIEW OF FILE: Case No. VTT-73854-SL and ZA-2016-1274-ZV, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call Kellen Hoime at 213-473-9769 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) 978-1348