

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 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: Office of Zoning Administration

Date: Thursday, February 16, 2017

Time: 10:30 a.m.

Place: Los Angeles City Hall
200 North Spring Street, Room 1020
(Enter from Main Street)
Los Angeles, CA 90012

Case No.: ZA-2016-2901-ZV-ZAA

CEQA No.: ENV-2016-2902-CE

Council No.: 5

Plan Area: Wilshire

Certified NC: South Robertson

Zone: R1-1

Applicant: Scott Krieger
Representative: Valerie Sacks
Sacks Real Estate
Consulting

Staff Contact: Joe Luckey, III
Phone No.: (213) 978-1340
E-mail: Joe.Luckey@lacity.org

PROJECT LOCATION: 1729 South Bedford Street

PROPOSED PROJECT: The proposed Project seeks to legalize the conversion of a 324 square-foot detached garage into a recreation room on a lot containing a 1,813 square-foot single-family dwelling located on a substandard lot in the R1-1 Zone.

REQUESTED ACTIONS:

- 1) Pursuant to the provisions of Section 12.27 of the Los Angeles Municipal Code (LAMC), a Zone Variance to permit the following deviations within a R1-zoned property:
 - a) one uncovered parking space on-site in lieu of one covered space within a private garage on a lot less than 40 feet in width as required by LAMC Section 12.21 A.4(q),
 - b) a recreation room on a lot less than 10,000 square feet as required by LAMC Section 12.08 A.7(a);
- 2) Pursuant to the provisions of Section 12.28 of the Los Angeles Municipal Code (LAMC), a Zoning Administrator's Adjustment to permit the following deviations within a R1-zoned property:

- a) reduced side yard setback of 1 foot, 5 inches in lieu of the required 3-foot, 10-inch setback as required by LAMC Section 12.08 C.2,
 - b) reduced rear yard setback of 10 feet in lieu of the required 15 feet setback as required by LAMC Section 12.08 C.3, and
 - c) reduced building separation of 8 feet, 10 inches in lieu of the required 10-foot building separation as required by LAMC Section 12.21 C.5(d);
- 3) Based on the whole of the administrative record, the Project is exempt pursuant to CEQA Guidelines, Class 5, Category 23 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 Los Angeles City Planning Department, Central Project Planning Section, [200 North Spring Street, Room 763, Los Angeles, California 90012](#) (attention: Joe Luckey, III) or emailed to Joe.Luckey@lacity.org.

REVIEW FILE: Case No. **ZA-2016-2901-ZV-ZAA**, 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 Joe Luckey, III at (213) 978-1340 or e-mail Joe.Luckey@lacity.org 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***