

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.

Date: Thursday, February 23, 2017
Time: 10:00 a.m.
Place: Los Angeles City Hall
200 N. Spring Street, Room 1050
Los Angeles, CA 90012
Staff Contact: Jae H. Kim
(213) 978-1322
jae.h.kim@lacity.org

Case Nos.: AA-2016-3623-PMLA
ZA-2016-3627-ZAA
CEQA No.: ENV-2016-3345-CE
Council No.: 15 - Buscaino
Plan Area: Harbor Gateway
Specific Plan: N/A
Certified NC: Harbor Gateway North
GPLU: Low Medium I Residential
Zone: R2-1-O
Applicant: F3 Holdings, LLC
Representative: Land Use Developers Corp.

PROJECT LOCATION: 12314 S. Vermont Avenue

PROPOSED PROJECT: A two-lot subdivision of a 10,456 square-foot lot for the purpose of creating individual lots for the existing two single-family homes. No new construction is proposed.

REQUESTED ACTIONS:

1. Pursuant to Section 21084 of the California Public Resources Code and State CEQA Guidelines 15300 and City CEQA Guidelines Article III, Section 1, Class 3 (subdivision of four or fewer parcels), the above referenced project has been determined not to have a significant effect on the environment and a **Categorical Exemption** has been issued for the project described above, and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to CEQA Guidelines Section 15300.2, applies.

The Deputy Advisory Agency will consider:

2. Pursuant to LAMC Section 17.50, a **Parcel Map** to permit a two-lot subdivision in conjunction with the continued use of two single-family dwelling units on the 10,456 square-foot lot in the R2 Zone;

The Zoning Administrator will consider:

3. Pursuant to LAMC Section 12.28, a **Zoning Administrator Adjustment** from Section 12.09-C to permit a reduced rear yard of 2 feet 1 inch in lieu of the otherwise required 15 feet for the proposed Parcel Map lot "B".
4. Pursuant to LAMC Section 12.28, a **Zoning Administrator Adjustment** from Section 12.21-C,5(d) to permit a reduced space between an existing single-family dwelling unit and a detached accessory garage of 5 feet 2 inches in lieu of the otherwise required 10 feet for the proposed Parcel Map lot "B".

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, 200 N. Spring Street, Room 721, Los Angeles, CA 90012 (attention: Jae H. Kim).

Review of File: The file, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:30 a.m. to 4:30 p.m., Monday through Friday. Please call (213) 978-1322 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 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.

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.