



CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
City Hall 200 North Spring Street Los Angeles CA 90012  
**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:** ☒ Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an appeal from a determination of the Department of Building and Safety was filed with the Department of City Planning. The appeal alleges that an error or abuse of discretion related to an order, interpretation, requirement, determination or action was made by the Department of Building and Safety in the enforcement of the Zoning Code or other land use ordinance. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the appeal. The decision-maker or hearing officer will consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the appeal. **Please note that your attendance at the hearing is optional.**

**Project Site:** 1347 Lucile Avenue

**Case No.:** DIR-2018-4769-BSA

**Hearing Held By:** Office of Zoning Administration

**Date:** December 18, 2018

**Time** 10:00 a.m.

**Place:** Los Angeles City Hall  
200 N. Spring St., Room 1020  
Los Angeles, CA 90012  
(Please use the 201 N. Main Street entrance)

**Staff Contact:**  
Jane Choi, Senior City Planner  
200 N. Spring St. Room 621  
Los Angeles, CA 90012  
[jane.choi@lacity.org](mailto:jane.choi@lacity.org)  
213-978-1379

**Council No:** 13 – O’Farrell

**Plan Area:** Silver Lake-Echo Park-Elysian Valley

**Zone** RD2-1VL

**Plan Overlay:** None

**Land Use:** Low Medium II Residential

**Owner:** 1347 Lucile Trust

**Representative:** Aaron Belliston  
BMR Enterprises

**Appellant:** Elena Dorfman  
Lucile Avenue Neighbors

**Representative:** Greg Wittmann  
500r LLC

**EXISTING USE/OPERATION:**

The Project involves the demolition of an existing single-family dwelling and the construction of three three-story, 34 feet in height, small lot homes with six parking spaces on a 7,350 square-foot site.

**APPEAL:**

Pursuant to Section 12.26K of the Los Angeles Municipal Code, an appeal from the determination of the Department of Building and Safety to issue Building Permit Nos. 17010-20000-01084 (Building-New), 17010-20000-01085 (Building-New), and 17010-20000-01086 (Building-New), each related to the construction of a single family dwelling with attached garage.

*Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300*

## GENERAL INFORMATION

**FILE REVIEW** - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the file will be available. **The file will not be available for review on the day of the hearing.**

**TESTIMONY AND CORRESPONDENCE** - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Decision-makers such as Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

**REQUIREMENTS FOR SUBMISSION OF MATERIALS** - Written materials may be submitted prior to the hearing via email, in person or by U.S. mail to the staff identified on the front of this page or to the decision-maker or hearing officer at the public hearing. **An original plus three (3) copies must be submitted prior to, or at the hearing. To the extent possible, please also submit all materials electronically (flash drive, CD or via email).** Materials must be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW** - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

**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 services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: [per.planning@lacity.org](mailto:per.planning@lacity.org). Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.