



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 application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 6565 East Pickwick Street

Case No.: ZA-2017-3451-ZAD-CCMP
CEQA No.: ENV-2017-3450-CE
Hearing Held By: Office of Zoning Administration

Council No: 14 - Huizar
Related Cases: ZA-2017-3449-ZAD-CCMP
AA-2017-2450-PMEX

Date: January 8, 2019
Time 10:30 a.m.
Place: Los Angeles City Hall
200 N. Spring St., Room 1070
Los Angeles, CA 90012
(Please use the 201 N. Main Street entrance)

Plan Area: Northeast Los Angeles
Zone: R1-1-HPOZ

Staff Contact: Amalia M. Merino, City Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 621
Los Angeles, CA, 90012
amalia.merino@lacity.org
(213) 978-1243

Plan Overlay: Highland Park-Garvanza HPOZ
Land Use: Low Residential
Applicant: Dale E. Wright
Representative: Amanda Tatevossian, Southland Civil Engineering & Survey, LLP

PROPOSED PROJECT:

The construction, use and maintenance of a new 2,120 square foot single-family dwelling with a 400 square foot basement/garage within a Historic Preservation Overlay Zone (HPOZ). The project proposes to haul 863 cubic yards of soil.

REQUESTED ACTION(S):

1. The Zoning Administrator shall consider an exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15303, Class 3, Category 1 (New Construction of Small Structures - Single family residences not in conjunction with the building of two or more units) and Section 15332, Class 32 (Infill Development), as a single-family dwelling, and a project which is characterized as in-fill development, the project qualifies for the Class 3, Category 1 and Class 32 Categorical Exemptions.
2. Pursuant to Los Angeles Municipal Code Section 12.24 X.28, a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new single family dwelling fronting on a Substandard Hillside Limited Street (Pickwick Street) that will be improved to a minimum 16-foot width for the southern property line to the access driveway in a lieu of a 20-foot width, as required by Section 12.21 C.10 (i)(2).
3. Pursuant to Los Angeles Municipal Code Section 12.24 X.28, a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new single family dwelling fronting on a Substandard Hillside Limited Street (Pickwick Street) that does not have a minimum 20-foot wide continuous paved roadway from the driveway apron to the boundary of the Hillside Area, as required by Section 12.21 C.10 (i)(3).

4. Pursuant to Los Angeles Municipal Code Section 12.21 C.10 (f)(4)(ii), a Zoning Administrator's Determination to permit more export than 75-percent of the maximum by-right grading quantities.
5. Pursuant to Los Angeles Municipal Code Section 12.20.3 G, a Certificate of Compatibility (CCMP) for the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ).

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 files will be available. **Files are not available for review 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. 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.