



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 Deputy Advisory Agency 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: 3862-3864 North Glenalbyn Drive**

**Case Nos.** AA-2018-5531-PMLA  
ZA-2018-5533-ZAA  
ZA-2018-5534-ZAA  
**CEQA No.** ENV-2018-5532-CE  
**Held By:** Advisory Agency / Hearing Officer for the Office of Zoning Administration  
**Date:** **August 14, 2019**  
**Time:** **11:30 am**  
**Place:** Los Angeles City Hall, 10<sup>th</sup> Floor, Room 1070  
200 N. Spring St. Los Angeles, CA 90012  
(Please use the 201 N. Main Street entrance)  
**Staff Contact:** Olga Ruano, City Planning Assistant  
200 North Spring Street, Room 621  
Los Angeles, CA 90012  
olga.ruano@lacity.org  
(213) 473-9983

**Council District:** 1 - Cedillo

**Related Cases:** Not applicable

**Plan Area:** Northeast Los Angeles

**Zone:** R1-1

**Plan Overlay:** Mount Washington-Glassell Park Specific Plan

**Land Use:** Low Residential

**Applicant:** Ruben Garcia

**Representative:** Greg Jackson

**PROPOSED PROJECT:**

The proposed project involves the subdivision of an 8,148 square-foot lot (Assessor Parcel No. 5451-012-011) into two (2) parcels developed with two (2) existing single-family residences that are proposed to remain on site. No new construction is proposed. As proposed, an existing 1,820 square-foot, two (2)-story single family residence with an attached two (2)-car garage would remain on Proposed Parcel A (3,726 square-foot gross area), and an existing 1,329 square-foot, two (2)-story single family residence with an attached two (2)-car garage would remain on Proposed Parcel B (4,422 square-foot gross area). The project site is located within the Mount Washington-Glassell Park Specific Plan.

**REQUESTED ACTION(S):**

The Deputy Advisory Agency will consider:

1. Pursuant to CEQA Guidelines Sections 15301 and 15332, an Exemption from CEQA Class 1 and Class 32, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section, 15300.2 applies.
2. Pursuant to Section 17.50 of the Los Angeles Municipal Code (LAMC), a Preliminary Parcel Map to permit the subdivision of one parcel (Assessor Parcel No. 5451-012-011) into two (2) parcels: Proposed Parcel A is a 3,726 square-foot gross area developed with an existing 1,820 square-foot, two (2)-story single family dwelling with an attached two (2)-car garage and Proposed Parcel B is a 4,422 square-foot gross area developed with an existing 1,329 square-foot, two (2)-story single family dwelling with an attached two (2)-car garage in the R1-1 Zone.

The Hearing Officer for the Office of Zoning Administration will consider the following requests for Case No. ZA-2018-5533-ZAA:

1. Pursuant to CEQA Guidelines Sections 15301 and 15332, an Exemption from CEQA Class 1 and Class 32, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section, 15300.2 applies.

2. Pursuant to Section 12.28 of the LAMC, a Zoning Administrator Adjustment to permit a 3,726 square-foot gross area in lieu of the required 5,000 square-foot as required by LAMC Section 12.08 C.4 for Proposed Parcel A.
3. Pursuant to Section 12.28 of the LAMC, a Zoning Administrator Adjustment to permit a side yard setback of 3.3-feet in lieu of the required five (5)-foot side yard required by LAMC Section 12.21 C.10(a) Proposed Parcel A.

The Hearing Officer for the Office of Zoning Administration will consider the following requests for Case No. ZA-2018-5534-ZAA:

1. Pursuant to CEQA Guidelines Sections 15301 and 15332, an Exemption from CEQA Class 1 and Class 32, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section, 15300.2 applies.
2. Pursuant to Section 12.28 of the LAMC, a Zoning Administrator Adjustment to permit a 4,422 square-foot gross area in lieu of the required 5,000 square-foot as required by LAMC Section 12.08 C.4 for Proposed Parcel B.
3. Pursuant to Section 12.28 of the LAMC, a Zoning Administrator Adjustment to permit a side yard setback of 4-feet in lieu of the required five (5)-foot side yard required by LAMC Section 12.21 C.10(a) Proposed Parcel B.

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

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## 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.**

**DIVISION OF LAND (DOL)** – Please note that the staff report will be available on-line five (5) days prior to the public hearing and will be accessible at [planning.lacity.org](http://planning.lacity.org), by selecting "Commissions & Hearings", the specific "Area Planning Commission" where the project is located and "Agendas". Staff Reports are hyperlinked to the case numbers on the hearing agenda.

**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.