



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.**

CORRECTED NOTICE

Project Site: 531 North Radcliffe Avenue

Case No. ZA-2017-3176-ZV-ZAD-ZAA

CEQA No. ENV-2017-3177-CE

Held By: Office of Zoning Administration

Date: September 19, 2019

Time: 10:00 a.m.

Place: West Los Angeles Municipal Building
Second Floor Hearing Room
1645 South Corinth Avenue
Los Angeles, CA 90025

Staff Contact: Kenton Trinh, City Planning Associate
200 North Spring Street, Room 720
Los Angeles, CA 90012
kenton.trinh@lacity.org
(213) 978-1290

Council District: 11 – Bonin

Related Cases: DIR-2017-3178-CEX

Plan Area: Brentwood-Pacific Palisades

Zone: R1-1

Plan Overlay: None

Land Use: Low Residential

Applicant: Csaba and Judy Konkoly,
Konkoly Family Trust

Representative: Diahanne Payne, Plans Are Us

PROPOSED PROJECT:

The conversion of a 852 square-foot basement of an existing 4,745 square-foot two-story single-family dwelling into a new gym, theatre, and storage area; the conversion of a 438 square-foot first floor of an existing 668 square-foot one-story two-car detached garage into a new recreation room and construction of a 40 square-foot addition of storage area to the new recreation room; and the conversion of a 191 square-foot basement of the existing garage into a new Accessory Living Quarter (ALQ) in conjunction with the continued occupancy of the existing single-family dwelling.

REQUESTED ACTION(S):

1. The Zoning Administrator shall consider an exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303 (Class 3), 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 Los Angeles Municipal Code (LAMC) Section 12.28, a Zoning Administrator's Adjustment (ZAA) to allow (1) two uncovered automobile parking spaces in the required front yard setback and public right-of-way as otherwise prohibited by LAMC Section 12.21-C,1(g) and (2) the use and maintenance of a new recreation room and ALQ in the front half of the lot as otherwise prohibited in the R1 Zone by LAMC Section 12.21-C,5(b);
3. Pursuant to LAMC Section 12.24-X,28, a Zoning Administrator's Determination (ZAD) to allow a (1) front yard setback of 6 feet 10 inches in lieu of the 20 feet as otherwise required in the R1 Zone by LAMC Section 12.21-C,10(a) **and (2) four total off-street automobile parking spaces in lieu of the five total off-street automobile parking spaces as otherwise required by LAMC Section 12.21-C,10(g);**

4. Pursuant to LAMC Section 12.24-X,7, a ZAD to allow an over-in-height fence, gate, and trash enclosure with a maximum height of 6 feet 7 inches in the required front yard setback and public right-of-way in lieu of the maximum height of 3 feet 6 inches as otherwise allowed in the R1 Zone by LAMC Section 12.22-C,20(f)(2); and,
5. Pursuant to LAMC Section 12.27, a Zone Variance (ZV) to allow (1) zero covered **off-street** automobile parking spaces in lieu of the two covered **off-street** automobile parking spaces as otherwise required by LAMC Section 12.21-C,10(g), (2) a vehicular turning clearance of 22 feet 6 inches in lieu of the 26 feet 8 inches as otherwise required by LAMC Section 12.21-A,5(b), (3) a driveway slope exceeding 20 percent as otherwise prohibited by LAMC Section 12.21-A,5(g), and (4) a southerly side yard setback of 2 feet 2 inches in lieu of the 7 feet as otherwise required in the R1 Zone by LAMC Section 12.21-C,10(a), all in conjunction with the proposed project.

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.