



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: 436-438 North Westlake Avenue

Case No. ZA-2018-2214-ZV-ZAA
CEQA No. ENV-2018-2215-CE
Held By: Office of Zoning Administration

Council District: 13 - O'Farrell
Related Cases: None

Date: September 24, 2019

Plan Area Silverlake - Echo Park - Elysian Valley

Time: 9:30 a.m.

Zone: RD2-1VL

Place: Los Angeles City Hall
200 N. Spring St., Room 1070
Los Angeles, CA 90012
(Please use the 201 N. Main Street entrance)

Plan Overlay: None
Land Use: Low Medium II Residential

Staff Contact: Connie Chauv, City Planning Associate
200 N. Spring St., Room 721
Los Angeles, CA 90012
Connie.chauv@lacity.org
(213) 978-0016

Applicant: Paul Roberts

PROPOSED PROJECT:

The project proposes the construction of a new two-story, 1,380 square-foot single-family dwelling with a basement garage and roof deck. The building will have a building height of 32 feet and 9 inches as measured from grade level to the parapet, a maximum Floor Area Ratio (FAR) of 0.6:1, and a lot coverage of less than 45 percent. One (1) parking space is proposed in the basement garage. Two (2) retaining walls are proposed for the new construction, one measuring approximately 2 inches in height along the stair steps entrance along the sidewalk, and one measuring approximately 4.5 feet in height along the driveway. The project will involve grading and excavation of 80 cubic yards of soil. No trees are proposed to be removed.

REQUESTED ACTION(S): The Zoning Administrator shall consider:

1. An Exemption from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Sections 15303, Class 3 (New Construction of Small Structures) and 15305, Class 5 (Minor Alterations in Land Use Limitations), 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 City Charter Section 562 and Los Angeles Municipal Code (LAMC) Section 12.27, a Zone Variance from LAMC Section 12.09.1 B.4 to permit:
 - a. A reduced lot area of 2,246.9 square feet in lieu of the otherwise required 5,000 square feet in the RD2-1VL Zone.
 - b. A reduced lot width of 28.9 feet in lieu of the otherwise required 50 feet in the RD2-1VL Zone
3. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow reduced side yard setbacks of 3 feet in lieu of the otherwise required 6 foot side yard setbacks per LAMC Section 12.21 A.17(b).

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.