

CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF CITY PLANNING

**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:** ☐ Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

**Hearing:** Office of Zoning Administration  
**Date:** Tuesday, January 5, 2016  
**Time:** 9:00 a.m.  
**Place:** Los Angeles City Hall  
200 North Spring Street, Room 1020  
(Enter from Main Street)  
Los Angeles, CA 90012

**Case No.:** ZA 2012-1954(ZV)(ZAA)  
**CEQA No.:** ENV 2012-1956-ND  
**Council No.:** 14  
**Plan Area:** Boyle Heights  
**Zone:** RD1.5-1 and R2-1

**Applicant:** A & H Property Investments, LLC  
**Representative:** Aaron Golchet

**Staff Contact:** Kenton Trinh  
**Phone No.:** (213) 978-1290  
Kenton.Trinh@lacity.org

**PROJECT LOCATION:** 2689 and 2691 East 8th Street

**REQUESTED ACTION:** The Zoning Administrator will consider:

1. Pursuant to the provisions of Section 12.27-B of the Los Angeles Municipal Code, a Variance from: a) Section 12.09.1-B,4 of the Code to allow a third dwelling unit with zero square feet of lot area in lieu of the minimum 1,500 square feet otherwise required; and b) Section 12.21-C,5(h) to allow required parking in a more restrictive zone (R2) than that required for the main building (RD1.5 Zone); and pursuant to the provisions of Section 12.28-A of the Code, an Adjustment from: c) Section 12.09.1-B,2 to allow a zero-foot southeasterly side yard setback in conjunction with the continued use and maintenance of a second-story overhang, a 1-foot 3-inch setback in conjunction with an outdoor access stairway, and a 4-foot 3-inch main building setback, all in lieu of the minimum 4-1/2 feet otherwise required; and d) Section 12.09.1-B,4 to allow a zero-foot front yard setback in lieu of the minimum 15 feet otherwise required in the RD1.5 Zone, in conjunction with the conversion of an existing two-family dwelling unit a three-family dwelling; all on property located within the RD1.5-1 and R2-1 Zones.

2. Pursuant to Section 21082.1(c)(3) of the California Public resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

**Exhaustion Of Administrative Remedies:** If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

**Advice To Public:** The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Office of Zoning Administration, 200 N. Spring Street, Room 763, Los Angeles, CA 90012 (attention: Kenton Trinh).

**Review Of File:** The file, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1318 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

**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 auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request.

To ensure availability or services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice.

Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

*Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*