



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 participation in the hearing is optional.**

Project Site: 1430 West Baxter Street, 1420 West Baxter Street, 2046 North Avon Street

Case No. ZA-2019-924-ZAD-ZAA
CEQA No. ENV-2019-925-CE
Hearing Held By: Associate Zoning Administrator
Date: July 21, 2020
Time: 9:00 a.m.
Place: In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Office of Zoning Administration Public Hearing will be conducted entirely telephonically.

Council District: 13 – O'Farrell
Related Cases: None.
Plan Area: Silver Lake – Echo Park – Elysian Valley
Zone: R1-1VL
Plan Overlay: None
Land Use: Low Residential

Instructions:

Public participants should dial by phone:
(669) 900-9128
 When prompted, enter the Meeting ID of:
943 7382 8226#

The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting the staff contact at the phone number or email listed below.

Staff Contact: Marie Pichay, Planning Assistant
 200 N. Spring St., Rm 620
 Los Angeles, CA 90012
 marie.pichay@lacity.org
 (213) 978-1470

Applicant: Tracey Anne Stone
Representative: Tracy Anne Stone

PROPOSED PROJECT:

The construction, use and maintenance of a two-story tall, 2,000 square foot single family residence with a detached, 460 square foot, garage that accommodates 3 parking spaces with a 680 square foot accessory use above the garage on a 7,456.4 square foot lot.

REQUESTED ACTION(S):

1. The Associate Zoning Administrator shall consider an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15303, Class 3(a) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Pursuant to Section 12.21 X.28.a.(7)(i) of the Los Angeles Municipal Code (LAMC), a Zoning Administrator's Determination to allow the construction, use, and maintenance of a single family dwelling on a lot fronting a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet, as required by LAMC Section 12.21 C.10(i)(2); and
3. Pursuant to Section 12.21 X.28.a.(7)(ii) of the LAMC, a Zoning Administrator's Determination to allow the construction, use, and maintenance of a single family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside area, as required by LAMC Section 12.21 C.10(i)(3); and
4. Pursuant to Section 12.28 of the LAMC, a Zoning Administrator's Adjustment to allow the construction, use, and maintenance of an accessory structure located above a detached garage located that is not located in the rear half of the lot, as required by LAMC Section 12.22 C.6

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.