



CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
City Hall 200 North Spring Street Los Angeles CA 90012  
**NOTICE OF PUBLIC HEARING**

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.**

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

**Project Site:** 511-515 North Avenue 50

**Case No.:** VTT-75004-SL  
**CEQA No.:** ENV-2018-1189-CE  
**Hearing Held By:** Deputy Advisory Agency

**Council No:** 1 – Gilbert Cedillo  
**Related Cases:** None  
**Plan Area:** Northeast Los Angeles

**Date:** WEDNESDAY, FEBRUARY 10, 2021  
**Time:** 10:30 A.M.

**Zone:** RD1.5-1

**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 remotely at the following link:

**Plan Overlay:** None  
**Applicant:** James Lo  
**Representative:** Luis Martinez/Alonso Duran

<https://planning-lacity-org.zoom.us/j/87985636097>

**Meeting ID: 879 8563 6097**  
**Passcode: 561285**

**Staff Contact:** Adrineh Melkonian,  
City Planning Associate  
200 North Spring Street,  
Room 621  
Los Angeles, CA, 90012  
[adrineh.melkonian@lacity.org](mailto:adrineh.melkonian@lacity.org)  
(213) 978-1301

Participants may also dial by phone:  
**(669) 900-9128 or (213) 338-8477**  
When prompted, enter the Meeting ID of:  
**879 8563 6097#**

#### PROPOSED PROJECT:

The project is for the demolition of four (4) existing structures on the site, merging of two (2) lots comprising of 17,585 square feet for the subdivision into 10 small lots, and construction of 10 three (3)-story residential units with a two (2)-car garage on each of the 10 subdivided lots. The lot sizes will range from 1,441 to 2,647 square feet. The floor area of each dwelling will range from 1,093 to 1,742 square feet. The project also includes the removal of 18 non-protected trees, grading of approximately 500 cubic yards of earth, and importing approximately 213 cubic yards of earth.

#### REQUESTED ACTION(S):

1. The Deputy Advisory Agency shall consider an Exemption from CEQA pursuant to CEQA Guidelines Section 15332 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 17.15 and 12.22 C.27, a Vesting Tentative Tract Map for the subdivision of 10 small lots in the RD1.5-1 Zone.

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

[planning4la.org](http://planning4la.org)

---

## GENERAL INFORMATION

**FILE REVIEW** - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. **Files are not available for review the day of or day before the hearing.**

**DIVISION OF LAND (DOL)** – Please note that the staff report will be available online five (5) days prior to the public hearing and will be accessible at <https://planning.lacity.org/about/commissions-boards-hearings>. 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. 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 or during the hearing via email or by U.S. mail to the staff identified on the front of this notice. 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. 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.

## NOTIFICATION REQUIREMENT

TO OWNERS:	AND OCCUPANTS:	AND INTERESTED PARTIES
Within a 500-foot Radius	Within a 500-foot Radius	<input type="checkbox"/>

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

***[planning4la.org](http://planning4la.org)***