

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 live 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 By: Deputy Advisory Agency/Hearing Officer
for the East Los Angeles Area Planning
Commission

Case Nos.: **VTT-73531-SL/APCE-2015-
2048-ZC-ZAD**

Date: **Thursday, August 10, 2016**
Time: **10:00 A.M.**
Place: City Hall 10th Floor, Room 1020
200 North Spring Street
Los Angeles, CA 90012

CEQA No.: ENV-2015-1918-MND
Related Cases: None
Council No.: CD 14 – Huizar
Plan Area: Northeast Los Angeles
Specific Plan: None.
Certified NC: LA 32
GPLU: Low Residential
Zone: [Q]R1-1D/[Q]RD6-1D,
HPOZ: None
Applicant: Clear Water Communities
Tom Lee
Representative: Pardo Land Use
Consultants-Rick Pardo

Staff Contact: Amanda Briones
Phone No.: (213) 978-1328
Amanda.Briones@lacity.org

Hearing Officer: Gregory J. Shoop
Phone No.: (213) 978-1243
E-mail: Greg.Shoop@lacity.org

PROJECT LOCATION: **2520 N. Eastern Avenue** (Legal Description-Partition Map of lots 3 and 4 and E ½ of SW ¼ of Section 18 and NE ¼ of NW ¼ of Section 19 TIS R12W S>B>M> Lot Fr Cornwall 10 Acres Arb 6/Farmdale Tract FR1 and VAC Ordinance 83066.)

PROPOSED PROJECT: The proposed project includes development of the Project site with 42 two story single-family homes, one home per parcel. Each house would have 3-4 bedrooms and a two-car garage. The homes would range in size from approximately 1,729 square feet to 2,279 square feet. Of the 102 protected trees, 34 would be retained in place, and 68 would be removed. Of the 72 non-protected trees, eight would be retained in place, and 64 would be removed. All removed trees would be replaced in accordance with City requirements.

REQUESTED ACTION: Hearing Officer will consider:

1. Pursuant to Los Angeles Municipal Code Section 12.32, a Zone Change from the existing [Q]R1-1D and [Q]RD6-1D to [Q]RD5-1D.
2. Pursuant to Los Angeles Municipal Code Section 12.24 X.26, a Zoning Administrator Adjustment to allow multiple retaining walls instead of the two retaining walls permitted on a lot.
3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, consider the Mitigated Negative Declaration (ENV-2015-1918-MND) and Mitigation Monitoring Program for the subject project.

The Deputy Advisory Agency will consider:

1. Pursuant to the Los Angeles Municipal Code Section (LAMC) 17.03 and Section 12.22-C, 27, a Vesting Tentative Tract Map 73531-SL to permit a small lot subdivision pursuant to Ordinance No. 176,354.
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, consider the Mitigated Negative Declaration (ENV-2015-1918-MND) and Mitigation Monitoring Program for the subject 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. After the hearing, the Hearing Officer will prepare a report, including a recommendation, which will be considered by the East Los Angeles Area Planning Commission at a later date. The Deputy Advisory Agency will review the project and issue a Determination Letter at a later date

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 Department of City Planning, 200 N. Spring Street Room 621 Los Angeles, CA 90012 Attention: Gregory J. Shoop for the APCE case comments and 200 North Spring Street, Room 621, Los Angeles, CA 90012 Attention: Amanda Briones for the Tract Map case comments.

REVIEW OF FILE: APCE-2015-2018-ZC-ZAD including the application and the environmental assessment are available for public inspection at the Department of City Planning, 200 N. Spring Street, and Room 621 Los Angeles, CA 90012 between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Please call the Hearing Officer indicated at the top of this notice several days in advance to assure that the file will be available. The files are not available for review on the day of the hearing.

REVIEW OF FILE: VTT-73531-SL, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call Amanda Briones at (213) 978-1328 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. *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.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of 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. *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.*