

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 currently 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 By: Deputy Advisory Agency
Date: December 14, 2016
Time: 11:20 a.m.
Place: Los Angeles City Hall
200 N. Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: [Joey Vasquez](#)
Phone No.: (213) 978-1487
Email: Joey.Vasquez@lacity.org

Case No.: AA-2016-1605-PMLA-SL
CEQA No.: ENV-2016-1606-CE
Related Cases: None
Council No.: 1
Plan Area: Northeast Los Angeles
Specific Plan: Avenue 57 Transit Oriented District
Certified NC: Historic Highland Park
GPLU: Low Medium II Residential
Zone: RD2-1-HPOZ

Applicant: Yaron & Nancy Rabinowitz

PROJECT LOCATION: 231 North Avenue 53 and 5300 East Monte Vista Street

PROPOSED PROJECT: A two-lot subdivision, under the provisions of the Small Lot Ordinance (Ordinance No. 176,354), to separate an existing duplex from an existing single-family dwelling on a 6,496 square-foot site. No new construction is proposed.

REQUESTED ACTIONS: The Deputy Advisory Agency shall consider:

1. Based on the whole of the administrative record, the Project is exempt pursuant to CEQA Guidelines, Section 15315, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

2. Pursuant to Section 17.50 of the Los Angeles Municipal Code (LAMC) consideration of a **Preliminary Parcel Map** for a small lot subdivision.

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, Project Planning Section, 200 N. Spring Street, Room 620, Los Angeles, CA 90012 (attention: [Joey Vasquez](#)).

REVIEW OF FILE: [AA-2016-1605-PMLA-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 [Joey Vasquez \(213\) 978-1487](#) or email Joey.Vasquez@lacity.org 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.*

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1160