



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 and/or Deputy Advisory Agency 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 attendance at the hearing is optional.**

**Project Site: 534, 534 ¼, and 536 West Casanova Street**

**Case Nos.** AA-2019-31-PMLA-SL  
 ADM-2019-32-SLD  
 ZA-2019-33-F-ZAA  
**CEQA No.** ENV-2019-34-CE  
**Held By:** Advisory Agency / Hearing Officer for the Office of Zoning Administration  
**Date:** **December 11, 2019**  
**Time:** **9:30 a.m.**  
**Place:** Los Angeles City Hall  
 200 N. Spring Street, 10<sup>th</sup> Floor, Room 1070  
 Los Angeles, CA 90012  
 (Please use the 201 N. Main Street entrance)  
**Staff Contact:** Monique Acosta, City Planning Associate  
 200 North Spring Street, Room 621  
 Los Angeles, CA 90012  
 monique.acosta@lacity.org  
 (213) 978-1173

**Council District:** 1 – Cedillo  
**Related Case(s):** None  
**Plan Area:** Silver Lake – Echo Park – Elysian Valley  
**Zone:** RD2-1VL  
**Plan Overlay:** None  
**Land Use:** Low Medium II Residential  
**Applicant:** Robert & Polly Ann Johnsen  
**Representative:** Thomas Iacobellis, Iacobellis and Associates Inc

**PROPOSED PROJECT:**

A Preliminary Parcel Map for the subdivision of one (1) lot into three (3) small lots. The project includes the demolition of a residential structure with two (2) dwelling units and the construction, use and maintenance of three (3) single-family dwellings each with a maximum height of 45 feet and two (2) covered parking spaces. The project also includes the construction of a new Concrete Masonry Unit (CMU) wall that ranges in height from 3 feet 6 inches to 8 feet along the north and south property lines within the required front and side yards of a property zoned RD2-1VL. Grading on the site includes 500 cubic yards of cut, 120 cubic yards of fill and 380 cubic yards of export.

**REQUESTED ACTIONS:**

The Deputy Advisory Agency will consider:

1. An Exemption from CEQA pursuant to CEQA Guidelines, Sections 15303 (Class 3(a)-New Construction of Small Structures) and 15332 (Class 32-Infill Development Projects), 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 Los Angeles Municipal Code (LAMC) Sections 17.51, 17.53 and 12.22 C.27, a Preliminary Parcel Map for the subdivision of one (1) lot into three (3) small lots on a 5,464 square-foot lot in the RD2-1VL Zone.

The Hearing Officer for the Office of Zoning Administration will consider:

1. An Exemption from CEQA pursuant to CEQA Guidelines, Sections 15303 (Class 3(a)-New Construction of Small Structures) and 15332 (Class 32-Infill Development Projects), 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 LAMC Section 12.24 X.7, a Zoning Administrator's Determination to permit the construction, use and maintenance of a new CMU wall up to 6 feet 8.25 inches in height in the front yard along the south property line in lieu of a maximum height of 3 feet 6 inches as otherwise permitted for fences and walls within the front yard by LAMC Sections 12.21 C.1(g) and 12.22 C.20(f)(2), for a property located in the RD2-1VL Zone;
3. Pursuant to LAMC Section 12.24 X.7, a Zoning Administrator's Determination to permit the construction, use and maintenance of a new CMU wall up to 8 feet in height in the side yards along the north and south property lines in lieu of a maximum height of 6 feet as otherwise permitted for fences and walls within the side yard by LAMC Section 12.22 C.20(f)(3), for a property located in the RD2-1VL Zone; and
4. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment, to allow a 15% decrease in the minimum lot area per dwelling unit to allow 1,703 square feet of lot area for the third dwelling unit in lieu of a minimum lot area per dwelling unit of 2,000 square feet required by LAMC Section 12.09.1 B.4, for a property located in the RD2-1VL Zone.

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

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## 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.**

**DIVISION OF LAND (DOL)** – Please note that the staff report will be available on-line five (5) days prior to the public hearing and will be accessible at [planning.lacity.org](http://planning.lacity.org), by selecting "Commissions & Hearings", the specific "Area Planning Commission" where the project is located and "Agendas". 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. 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](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.