



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 attendance at the hearing is optional.**

Project Site: 8441 West Franklin Avenue

Case No. ZA-2017-2647-ZAD-ZAA-ZV
CEQA No. ENV-2018-5402-CE
Held By: Office of Zoning Administration

Date: **December 10, 2019**
Time: **9:00 a.m.**
Place: Los Angeles City Hall
200 N. Spring Street, Room 1070
Los Angeles, CA 90012
(Please use the 201 N. Main
Street entrance)

**Staff
Contact:** Amanda Briones
City Planning Associate
200 N. Spring Street, Room 620
Los Angeles, CA 90012
amanda.briones@lacity.org
(213) 978-1328

Council District: 4 - Ryu
Related Cases: None

Plan Area Hollywood
Zone: R1-1-HCR

Plan Overlay: None
Land Use: Low II Residential

Applicant: Dan Gatsby,
Gatsby Investment, LLC

Representative: John Parker & Chris Parker,
Pacific Crest Consultants

PROPOSED PROJECT:

Construction of a 2,589 square-foot single-family dwelling with a maximum 21'-6.5" building height and three (3) automobile parking spaces on a 7,533 square-foot vacant lot. The project site has frontage and vehicular access through Franklin Avenue, a Substandard Hillside Limited Street.

REQUESTED ACTIONS:

1. The Zoning Administrator shall consider an exemption from CEQA pursuant to CEQA Guidelines, Section 15303 (Class 3) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.28 A, a Zoning Administrator's Adjustment to allow the construction of a single-family dwelling containing 2,589 square feet of Residential Floor area in lieu of the maximum 2,356 square feet of Residential Floor Area otherwise permitted per LAMC Section 12.21 C.10(b);
3. Pursuant to LAMC Section 12.24 X.26, a Zoning Administrator's Determination to allow six (6) over-in-height retaining walls ranging up to a maximum height of 28 feet 4.5 inches in lieu of the otherwise maximum two (2) retaining walls measuring a maximum ten (10) feet in height per LAMC Section 12.21 C.8(a);

4. Pursuant to LAMC Section 12.24 X.28, a Zoning Administrator's Determination to allow the construction of a single-family dwelling intersecting 15 feet, 7 inches above the forty-five degree angle encroachment plane with a 20-foot origin height from the vertical extension of the front yard setback per LAMC Section 12.21 C.10(d)(1)(ii);
5. Pursuant to LAMC Section 12.24 X.28, a Zoning Administrator's Determination to allow the construction of a single-family dwelling with a maximum building height of 45 feet (as measured from the centerline or midpoint of the fronting street) within 20 feet of the front lot line on a lot fronting a Substandard Hillside Limited Street in lieu of the maximum building height of 24 feet otherwise permitted per LAMC Section 12.21 C.10(d)(5);
6. Pursuant to LAMC Section 12.24 X.28, a Zoning Administrator's Determination to allow the construction of a new single-family residence on a lot which does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron to the boundary of the hillside area as otherwise required by LAMC Section 12.21 C.10(i)(3);
7. Pursuant to LAMC Section 12.27 A, a Zone Variance to allow 4,249 cubic yards of non-exempt grading in lieu of the maximum 1,000 cubic yards otherwise permitted in the R1 Zone per LAMC Section 12.21 C.10(f)(1); and
8. Pursuant to LAMC Section 12.27 A, a Zone Variance to allow 4,245 cubic yards of hauling earth export in lieu of the maximum 750 cubic yards otherwise permitted in the R1 Zone on a lot fronting a Substandard Hillside Limited Street per LAMC Section 12.21 C.10(f)(2)(ii).

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.