



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 participation in the hearing is optional.**

Project Site: 11433 – 11451 W. Albers Street

Case No. ZA-2020-1250-F
CEQA No. ENV-2020-1251-CE
Held By: Associate Zoning Administrator

Date: July 27, 2020

Time: 2:00 p.m.

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 entirely telephonically.

Instructions:

Public participants should dial by phone:

(669) 900-9128

When prompted, enter the Meeting ID of:

914 2634 5692#

The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at

<https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting the staff contact at the phone number or email listed below.

Staff Contact: Sheila Toni, City Planning Associate
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
Sheila.Toni@LACity.Org
(818)374-9917

Council District: 2 - Krekorian
Related Cases: DIR-2016-599-DB

Plan Area North Hollywood – Valley Village
Zone: R4-1VL

Plan Overlay: North Hollywood Redevelopment Project Area
Land Use: High Medium Residential

Applicant: Victor Svilik; Caladan Investments, LLC

Representative: Jonathan H. Riker, Ervin Cohen & Jessup, LLP

PROPOSED PROJECT:

A Zoning Administrator's Determination to permit the continued maintenance of a 4-foot 6-inch LID planter wall in the front yard setback in lieu of the 3½ feet height permitted in the front yard by LAMC Section 12.22 C.20(f)(2) in the R4-1VL Zone.

REQUESTED ACTIONS:

1. The Zoning Administrator shall consider an Exemption from CEQA pursuant to CEQA Guidelines Section 15303, and 15305 that there is not 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 Section 12.24 X.7, a Zoning Administrator's Determination from LAMC Section 12.22 C.20(f)(2) to permit the continued use and maintenance of a 4-foot, 6-inch LID planter wall in the front yard setback in lieu of the 3 ½ feet height permitted in the front yard in the R4-1VL Zone.

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

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.**

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 or during the hearing via email or by U.S. mail to the staff identified on the front of this page. 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. 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.