



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: 1412 and 1432 North Devlin Drive**

**Case No.** ZA-2019-151-ZAA  
**CEQA No.** ENV-2019-152-CE  
**Held By:** Associate Zoning Administrator

**Council District:** 4 - Ryu  
**Related Cases:** None

**Date:** August 25, 2020  
**Time:** 9:30 a.m.

**Plan Area** Hollywood  
**Zone:** RE15-1-H-HCR

**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.

**Plan Overlay:** None  
**Land Use:** Very Low II Residential

**Instructions:**

Public participants should dial by phone:

**(669) 900-9128**

When prompted, enter the Meeting ID of:

**946 9415 0118#**

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:** Danalynn Dominguez, City Planning Associate  
200 N. Spring Street, Room 621  
Los Angeles, CA, 90012  
danalynn.dominguez@lacity.org  
(213) 978-1340

**Applicant:** Cassandra Mann

**Representative:** Matt Vonnegut,  
The Resto Group

**PROPOSED PROJECT:**

The construction, use and maintenance of a 9-foot, 9-inch in height, 115 square-foot accessory structure located five (5) feet from the westerly property line along Devlin Drive on an 18,867 square-foot lot developed with an existing 4,355 square-foot single family dwelling.

## REQUESTED ACTION(S):

1. The Zoning Administrator shall consider an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15303 (Class 3) and that 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) Section 12.28, a Zoning Administrator's Adjustment to permit an accessory structure, a gazebo, to be located within the required front yard with a reduced setback of five (5) feet from the westerly front lot line in lieu of the minimum distance of 10 percent of the lot depth, or 12 feet and ¼ inch, as required by LAMC Section 12.21 C.5(k).

***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 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](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.