



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
CITY HALL 200 NORTH SPRING STREET ROOM 525 LOS ANGELES CA 90012

NOTICE OF PUBLIC HEARING

C A N C E L L A T I O N

You are receiving this notice because you own property, or are an occupant residing near a site for which an application was filed with the Department of City Planning, **and the public hearing which was scheduled has been cancelled until further notice.** A separate hearing notice will be mailed with the new hearing date, time and location.

Project Site: 2835 South McConnell Drive

Case No.: ZA-2019-6266-ZAA
CEQA No.: ENV-2019-6267-CE
Hearing Held By: Associate Zoning Administrator

Council No: 5 - Koretz
Related Cases: N/A

Date: **September 24, 2020**
Time: **9:00 a.m.**

Plan Area: West Los Angeles

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 remotely at the following link:~~

Zone: R1V2-O

~~<https://planning-lacity-org.zoom.us/j/91786500204>~~

Plan Overlay: West Los Angeles
Transportation Improvement and
Mitigation Plan

Meeting ID: 917 8650 0204
Passcode: 438966

Applicant: Elise Grace, trustee of EJG
Family Trust
Representative: Blythe McKinney, Permits
Unlimited

~~Participants may also dial by phone:
(669) 900 9128 or (213) 338 8477
When prompted, enter the Meeting ID of:
917 8650 0204#~~

Staff Contact: Dylan Sittig
200 N. Spring St, Room 720
Los Angeles, CA 90012
dylan.sittig@lacity.org
(213) 978-1197

PROPOSED PROJECT:

The continued maintenance and use of an existing over-in-height fence with a height of 10 feet in the rear yard in lieu of 8 feet otherwise required by LAMC 12.22-C.20(f)(3) and planted hedges that act as hedge-fences (with varied heights between 15 to 40 feet) in the front yard setback, in lieu of the 3 feet 6 inches otherwise required by LAMC 12.22-C.20(f)(2), and in the side and rear yard setbacks, in lieu of the 8 feet otherwise required by LAMC 12.22-C.20(f)(3).

REQUESTED ACTION(S):

The Zoning Administrator shall consider:

1. An exemption from California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Section 15301, Class 1 (existing facilities), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and

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2. Pursuant to Los Angeles Municipal Code Section 12.28, a Zoning Administrators Adjustment to allow for the continued maintenance and use of an existing over-in-height fence with a height of 10 feet in the rear yard in lieu of 8 feet otherwise required by LAMC 12.22-C.20(f)(3) and planted hedges that act as hedge-fences (with varied heights between 15 to 40 feet) in the front yard setback, in lieu of the 3 feet 6 inches otherwise required by LAMC 12.22-C.20(f)(2), and in the side and rear yard setbacks, in lieu of the 8 feet otherwise required by LAMC 12.22-C.20(f)(3).


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. 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 notice. 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 .

Jojo Pewsawang
2020-07-30 03:45:00

To update the notification requirement, right click on the footer and select the appropriate notification requirement from the drop down menu. Please delete this comment after you have updated the notification requirement.

NOTIFICATION REQUIREMENT

TO OWNERS:
Abutting a Proposed
Development Site

AND OCCUPANTS:

AND INTERESTED PARTIES



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