



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

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.**

The meeting's agenda will be provided no later than 72 hours before the meeting at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting the staff contact at the phone number or email listed below. Please note that virtual meeting instructions will be provided on the meeting agenda.

Project Site: 9477 West Lloydcrest Drive

Case No.: ZA-2019-4550-ZAD
CEQA No.: ENV-2019-4551-CE
Hearing Held By: Associate Zoning Administrator

Date: October 15, 2020
Time: 10:30 a.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 remotely at the following link:

<https://planning-lacity-org.zoom.us/j/91515536280>

Meeting ID: 915 1553 6280
Passcode: 948668

Participants may also dial by phone:
(213) 338 8477 or (669) 900 9128
When prompted, enter the Meeting ID of:
915 1553 6280#

Council No: 4 – Ryu
Related Cases: N/A
Plan Area Bel Air – Beverly Crest

Zone: RE15-1
Plan Overlay: None
Applicant: Richard Eisen, Juice Bar Trust
Representative: Alexander Van Gaalen, Crest Real Estate

Staff Contact: Esther Serrato,
City Planning Associate
200 North Spring Street,
Room 720
Los Angeles, CA, 90012
Esther.Serrato@lacity.org
(213) 978-1211

PROPOSED PROJECT:

The addition of 1,581 square feet of Residential Floor Area to an existing two-story, 5,733 square-foot single-family dwelling, the demolition of an existing pool, and construction of a new pool and a 100 square foot accessory structure (pool bath), on a lot fronting a Substandard Hillside Limited Street.

REQUESTED ACTION(S):

1. The Zoning Administrator shall consider an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15301, Class 1 and Section 15303, Class 3, and that there is no substantial evidence demonstrating that an exemption to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to Los Angeles Municipal Code Section 12.24-X,28 a Zoning Administrator Determination to allow the addition to a single-family dwelling on Lot fronting on a Substandard Hillside Limited Street without providing a minimum 20 feet wide roadway adjacent to the property as required by LAMC Section 12.21-C,10(i)(2).

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

planning4la.org

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 email.

NOTIFICATION REQUIREMENT

TO OWNERS:
Abutting a Proposed
Development Site

AND OCCUPANTS:
Choose an item.

AND INTERESTED PARTIES
☐

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