



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: 700 and 702 North Lucile Avenue

Case No.: AA-2018-2484-PMLA-SL

CEQA No.: ENV-2018-2485-CE

Hearing Held By: Deputy Advisory Agency

Date: THURSDAY, FEBRUARY 25, 2021

Time: 11:00 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/85761213664>

Webinar ID: 857 6121 3664

Passcode: 917214

Participants may also dial by phone:

1 (669) 900-9128 or 1 (213) 338-8477

When prompted, enter the Webinar ID of:

857 6121 3664

Council No: 13 – Mitch O'Farrell

Related Cases: ADM-2018-2487-SLD

Plan Area: Silver Lake – Echo Park – Elysian Valley

Zone: RD2-1VL

Plan Overlay: None

Applicant: Delilah Antolini, The Tower Group, LLC

Representative: Aaron Belliston, BMR Enterprises

Staff Contact: Monique Acosta,
City Planning Associate
200 North Spring Street,
Room 621
Los Angeles, CA, 90012
monique.acosta@lacity.org
(213) 978-1173

PROPOSED PROJECT:

A Preliminary Parcel Map for the subdivision of one (1) lot into three (3) small lots. The project includes the demolition of two (2) residential units in order to construct three (3) single-family dwellings each with a maximum height of 35 feet 10 inches and two (2) covered parking spaces, on a 7,350 net square-foot site. The project also includes the removal of 16 non-protected trees on-site.

REQUESTED ACTION(S):

1. The Deputy Advisory Agency shall consider an Exemption from CEQA pursuant to CEQA Guidelines Section 15332 (Class 32 – Infill-Development Project), 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) Sections 17.51, 17.53 and 12.22 C.27, a Preliminary Parcel Map for the subdivision of one (1) lot into three (3) small lots on a 7,350 net square-foot lot in the RD2-1VL Zone.

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.**

DIVISION OF LAND (DOL) – Please note that the staff report will be available online five (5) days prior to the public hearing and will be accessible at <https://planning.lacity.org/about/commissions-boards-hearings>. Staff Reports are hyperlinked to the case numbers on the hearing agenda.

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: | AND OCCUPANTS: | AND INTERESTED PARTIES |
|--------------------------|--------------------------|-------------------------------------|
| Within a 500-foot Radius | Within a 500-foot Radius | <input checked="" type="checkbox"/> |

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