



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: 1800 North Crisler Way

Case No.: ZA-2015-4125-ZAD

CEQA No.: ENV-2015-4131-MND

Hearing Held By: Zoning Administrator

Date: November 16, 2021

Time: 9:00 a.m.

Place: Due to concerns over COVID-19, this public hearing will be conducted entirely telephonically by Zoom at the following link:

<https://planning-lacity-org.zoom.us/j/82639722755>

Meeting ID: 826 3972 2755

Passcode: 674527

Participants may also dial by phone:

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

When prompted, enter the Meeting ID of:

826 3972 2755#

Council No: 4 - Raman

Related Cases: ZA-2015-4130-ZAD, ZA-2015-4146-ZAD, ZA-2015-4149-ZAD

Plan Area Hollywood

Zone: R1-1-HCR

Plan Overlay: N/A

Applicant: Robert Anderson
CAC Development

Representative: Erika Iverson
Rosenheim & Associates

Staff Contact: Jason Hernández, City Planning Associate
200 N. Spring St, Room 621
Los Angeles, CA, 90012
jason.hernandez@lacity.org
(213) 978-1276

PROPOSED PROJECT:

Construction, use, and maintenance of a new 1,221 square-foot, three-story single-family residence with a two-car garage, on a currently vacant lot that fronts a Substandard Hillside Limited Street, located at 1800 North Crisler Street.

The residence is part of a larger development of four properties (1800, 1806, 1812, and 1818 North Crisler Way) which will consist of the construction, use, and maintenance of four (4) single-family residences, retaining walls, and swimming pools on four (4) contiguous vacant lots (number 95-98 of Tract 865). The project would improve a 185-linear foot long and 20-foot wide extension of Crisler Way joining the existing Grand View Drive roadbed for access to the proposed residences. Off-site improvements consist of the construction and operation of an underground sewer line and drainage on an easement on Lot 118 that would join an existing sewer line. Proposed grading consists of hillside grading for roadway improvements and for preparing building pads for the residences, consisting of 1024.6 cubic yards of cut, 1024.6 cubic yards of fill, and 0 cubic yards of import and export. No protected trees are proposed for removal.

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

planning4la.org

REQUESTED ACTION(S):

1. The Zoning Administrator shall consider, pursuant to CEQA Guidelines Section 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2015-4131-MND ("Mitigated Negative Declaration"), and all comments received.
2. Pursuant to Los Angeles Municipal Code Section 12.24 X.28, a Zoning Administrator's Determination to allow the construction, use, and maintenance of a new three-story single-family residence on a lot which does not have vehicular access from a 20-foot wide continuous paved roadway from the driveway apron to the boundary of the hillside area as otherwise required by LAMC Section 12.21 C.10(i)(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 jason.hernandez@lacity.org.

NOTIFICATION REQUIREMENT

TO OWNERS:
Abutting a Proposed
Development Site

AND OCCUPANTS:

AND INTERESTED PARTIES

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