



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 appeal from a Department of Building and Safety action 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 appeal. The 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 appeal. **Please note that your attendance at the hearing is optional.**

Project Site: 2300 North Kimridge Road

Case No.: DIR-2017-1092-BSA
Hearing Held By: Office of Zoning Administration
Date: **June 5, 2017**
Time **2:00 p.m.**
Place: Marvin Braude San Fernando Valley
Constituent Services Center
6262 Van Nuys Boulevard, Room 1B
Van Nuys, CA 91401
Staff Contact: Undine Petrulis, Project Planner
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
undine.petrulis@lacity.org
(818)374-5060

Council No: 4-Ryu
Plan Area: Bel Air-Beverly Crest
Zone RE15-1-H
Plan Overlay: N/A
Land Use: Very Low II Residential
Appellant: Dean Valentine and Amy
Adelson
Representative: John M. Bowman

EXISTING USE/OPERATION:
N/A

APPEAL:

Pursuant to Section 12.26K of the Los Angeles Municipal Code, a Director of Planning Determination as to whether the Department of Building and Safety erred or abused its discretion in issuing Building Permit No. 15020-20000-00286 to extend existing (E) exterior stairs for an existing (E) accessory living quarters by 2 feet by 22 feet and extend existing (E) covered deck by a 5-foot by 77-foot, 9-inch uncovered deck on retaining walls and piles per the Bureau of Engineering.

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to the hearing. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department or Commission 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 testimony may be submitted via email, in person or by U.S. mail to the staff identified on the front of this page. Correspondence should be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits. **To the extent possible, please also submit all materials electronically (flash drive, CD or via email).**

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 described in this notice, 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. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. 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.