



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
☒ Interested Parties/Others

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 attendance at the hearing is optional.**

Project Site: 2986 North Passmore Drive

Case No.: ZA-2016-2653-ZAD-DRB-SPP

CEQA No.: ENV-2016-2654-MND

Hearing Held By: Office of Zoning Administration

Date: October 30, 2017

Time 1:30 p.m.

Place: Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Boulevard, Room 1B
Van Nuys, CA 91401

Staff Contact: Valentina Knox-Jones, City Planner
6262 Van Nuys Blvd, Room 430
Van Nuys, CA 91401
Valentina.Knox.Jones@lacity.org
(818) 374-5038

Council No: 4 – Ryu

Related Cases: None

Plan Area Sherman Oaks - Studio City -
Toluca Lake - Cahuenga Pass

Zone: R1-1

Plan Overlay: Mulholland Scenic Parkway
Specific Plan (Outer Corridor)

Land Use: Low Residential

Applicant: Maria and Julio Carta

Representative: Daniel Heifetz
Heifetz Architects

PROPOSED PROJECT:

The remodel of, and addition to, an existing single-family dwelling resulting in a two-story, 2,724 square-foot single-family dwelling with an attached 354 square-foot garage and 459 square-feet of covered porches, with a maximum envelope height of 28 feet and 4 inches, in the R1-1 Zone.

REQUESTED ACTION(S):

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-2654-MND ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X.28, A Zoning Administrator Determination to permit the remodel of an existing single-family dwelling with a front yard setback of 1 foot, in lieu of the otherwise required five feet for a property within the R1 Zone, in the Hillside area per LAMC Section 12.21C.10(a)(2).
3. Pursuant to LAMC Section 12.24 X.28, A Zoning Administrator Determination to permit the construction of a 338 square-foot addition of residential floor area to an existing single-family dwelling existing prior to August 1, 2010, as permitted by LAMC Section 12.21C.10(b)(4)(ii).
4. Pursuant to LAMC Section 12.24 X.28, A Zoning Administrator Determination to permit two off-street parking spaces, in lieu of three spaces otherwise required by LAMC Section 12.21C.10(g)(2).
5. Pursuant to LAMC Section 11.5.7-C and Ordinance No. 167,943, a Project Permit Compliance and Design Review for the remodel of an existing single-family dwelling in the Mulholland Scenic Parkway Specific Plan.

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.**

AGENDAS AND REPORTS- Commission agendas are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California. Commission Agendas and Hearing Schedules are accessible online at planning.lacity.org. If this matter is before a Commission, please note that a Recommendation Report will be available on-line seven (7) days prior to the hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings". Recommendation Reports are hyperlinked to the case numbers on the agendas. **Please note that Recommendation Reports are not prepared for Hearing Officer or Zoning Administrator hearings.**

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 the hearing. Decision-makers such as Associate Zoning Administrators or 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).**

Regular Submissions

- **Matters before Commissions:** Written materials not limited as to volume must be received ten **(10) days** prior to the hearing date. Provide an **original plus twelve (12) copies** of all correspondence or exhibits. You may submit written testimony to the Commission Office directly at **200 North Spring Street, Room 532, Los Angeles, CA 90012** in attention to the Commission Secretariat.
- **Matters before an Associate Zoning Administrator (AZA) or Hearing Officer:** Written materials not limited as to volume must be received no later than **five (5) days** prior to the hearing date. Provide an **original plus (3) copies**, and follow the size guidelines above.

Rebuttal Submissions - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than 48 hours before the hearing date. Submissions, including exhibits, shall not exceed ten (10) pages.

Day of Hearing Submissions - Submissions less than 48 hours prior to, and including the day of the hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. Notwithstanding, the Associate Zoning Administrator or Hearing Officer may deviate from this requirement at their discretion.

Non-Complying Submissions - Submissions that do not comply with these rules will be stamped "File Copy. Non-complying Submission". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission, Associate Zoning Administrator or Hearing Officer. Notwithstanding, the Associate Zoning Administrator or Hearing Officer may deviate from this requirement at their discretion.

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. 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.