



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 determination of the Department of Building and Safety was filed with the Department of City Planning. The appeal alleges that an error or abuse of discretion related to an order, interpretation, requirement, determination or action was made by the Department of Building and Safety in the enforcement of the Zoning Code or other land use ordinance. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the appeal. The Area Planning Commission will 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: 1322-1328 North Quintero Street

Case No.: DIR-2017-1165-BSA-1A

Hearing Held By: East Los Angeles Area Planning Commission

Date: November 8, 2017

Time After 4:30 p.m.

Place: Ramona Hall Community Center
4580 North Figueroa Street
Los Angeles, CA 90065

Staff Contact: Cecilia Lamas, Commission Executive Assistant
200 N. Spring St., Room 532
Los Angeles, CA 90012
(213) 978-1299

Council No: 13 – O’Farrell

Related Cases: DIR-2017-1165-BSA
AA-2015-777-PMLA-SL

Plan Area: Silver Lake-Echo Park-Elysian Valley

Zone RD1.5-1VL

Plan Overlay: N/A

Land Use: Low Medium II Residential

Owner: Clayton Przekop
LOF Partners

Representative: N/A

Appellant: Patrick Sherman

Representative: Noel Weiss
Law Offices of Noel Weiss

APPEAL:

An appeal from the determination of the Director of Planning to deny an appeal from the determination by the Department of Building and Safety to issue Building Permit Nos. 15010-10000-04643 (Parcel A), 15010-10000-04644 (Parcel B) 15010-10000-04645 (Parcel C), and 15010- 10000-04646 (Parcel D), with respect to the required front yard setback for Parcel A and the maximum height permitted for Parcels A, B, C and D, in conjunction with a Small Lot Subdivision and the construction of four single-family dwellings.

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 file will be available. **The file will not be available for review on 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, and are accessible online at planning.lacity.org. The report related to this item will be available on-line seven (7) days prior to the public hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings". The reports are hyperlinked to the case numbers on the agendas.

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 pursuant to Rule 4.3 of the Commission's Rules and Operating Procedures. 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 - 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.

Day of Hearing Submissions - Submissions less than 48 hours prior to, and including the day of the public hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation.

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.

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.