

CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF CITY PLANNING

**NOTICE OF PUBLIC HEARING**

- To Owners:**  Within a 100-Foot Radius  
 Within a 100-Foot Radius  
 Within a 500-Foot Radius  
 Within a 500-Foot Radius  
 Abutting a Proposed Development Site  
 Abutting a Proposed Development Site

- And Occupants:**  Within a 100-Foot Radius  
 Within a 100-Foot Radius  
**And:**  Within a 500-Foot Radius  
 Within a 500-Foot Radius  
 Others  
 Others

This notice is sent to you because you own property or occupy a residence near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project, prior to a decision is rendered.

**Hearing By:** Deputy Advisory Agency  
**Date:** Thursday, September 26, 2013  
**Time:** 9:50 a.m.  
**Place:** Los Angeles City Hall  
200 North Spring Street, Room 1050  
Los Angeles, CA 90012

**Staff Contact:** Daryll Mackey  
**Phone No.:** (213) 978-1456

**Case No.:** VTT-72218-SL  
**CEQA No.:** ENV-2013-0791-MND  
**Incidental Cases:** NA  
**Related Cases:** ZA-2013-0792-ZAA  
**Council No.:** 13  
**Plan Area:** Northeast  
**Specific Plan:** None  
**Certified NC:** Atwater Village  
**GPLU:** Neighborhood Commercial  
**Zone:** [Q]C4-1XL

**Applicant:** Greg Reitz  
**Representative:**

**PROJECT LOCATION:** 3376 Glendale Boulevard

**PROPOSED PROJECT:** Eight single family dwellings including one low income unit and one commercial unit.

**REQUESTED ACTION:** The Deputy Advisory Agency will consider: A vesting tentative tract map involving a small lot subdivision and density bonus to subdivide one lot into eight residential lots consisting of seven market rate units and one low income unit, and one remainder parcel, for commercial use, having frontage on Glendale Boulevard. Neither on-menu or off-menu incentives are being requested for the density bonus.

The Zoning Administrator will consider:: A Zone Variance from the “Q” condition established by Ordinance No. 173, 466 which prohibits one hundred percent residential use on a lot. A Zoning Administrator’s Adjustment to permit 0-foot side yards between the new residents in lieu of the required 5 feet; to permit a 5-foot rear yard in lieu of the required 15 feet, and an adjustment to permit a minimum horizontal dimension of 5 feet for the common open space in lieu of the required 15 feet, and 6 feet for private open space in lieu of the required 8 feet.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES:** If you challenge a City action 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 the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

**ADVICE TO PUBLIC:** The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Expedited Processing Section, 200 N. Spring Street, Room 721, Los Angeles, CA 90012 (attention: Daryll Mackey) or e-mailed to daryll.mackey@lacity.org

**REVIEW OF FILE:** The complete file including the application and the environmental assessment, are available for public inspection at this location between the hours of 7:30 a.m. to 4:30 p.m., Monday through Friday. Please call Daryll Mackey at (213) 978-1456 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

**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. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*

\*Puede obtener información en Español acerca de esta junta llamando al (213) 978-1349\*