

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300.



Address Any Communication To:

EAST LOS ANGELES AREA PLANNING COMMISSION
200 North Spring Street, Room 532
Los Angeles, CA 90012

NOTICE OF PUBLIC HEARING TO PROPERTY OWNERS

WITHIN A 100-FOOT RADIUS WITHIN A 500-FOOT RADIUS

ABUTTING A PROPOSED DEVELOPMENT SITE

AND OCCUPANTS WITHIN A 100-FOOT RADIUS

AND OCCUPANTS WITHIN A 500-FOOT RADIUS

concerning property at
4201 SUNSET BOULEVARD

Case No. ZA 2003-6227 ZV YV ZAA
SPR 1A
Silver Lake-Echo Park Planning Area
Council District No. 13

Hearing Date: Wednesday , April 14, 2004
Hearing Time: after 4:30 P.M.
Hearing Place: Ramona Hall, Main Hall
4580 N. Figueroa Street
Los Angeles, CA 90065

The East Los Angeles Area Planning Commission invites you to attend a hearing regarding the property highlighted above. *The law requires that owners and renters near this site be notified of this hearing.* If you do not wish to attend the hearing, you may ignore this notice.

The hearing involves an appeal from the entire determination of a Zoning Administrator's **approval**, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, of Variances from:

Section 12.21-A,4(a) of the Los Angeles Municipal Code to permit the construction, use and maintenance of a parking garage for 32 parking spaces in lieu of the required 64 parking spaces; and

Sections 12.21-C,5(h) and 12.23-B of the Los Angeles Municipal Code to allow a use to cross over from a less restrictive zone (C1) to a more restrictive zone (R4); and

Sections 12.11-C,4 and 12.13-C,4 of the Los Angeles Municipal Code to permit 64 affordable Senior housing units in lieu of the permitted 41 units; and

Sections 12.21.1-A,1 and 12.13-C,4 of the Los Angeles Municipal Code to permit a maximum total floor area of 46,000 square feet in lieu of 29,800 square feet consisting of a maximum floor area of 33,500 square feet in lieu of 21,240 square feet in the C1-1VL zoned portion and a maximum floor area of 12,500 square feet in lieu of the permitted 8,560 square feet in the R4-1VL zoned portion; and

Section 12.21-A,1 of the Los Angeles Municipal Code to permit a maximum building height of 57 feet, plus a dome and spire element of 72 feet in height in lieu of the permitted 45-foot maximum height limit; and

Section 12.21-G,2 of the Los Angeles Municipal Code to permit the provision of 4,400 square feet of common open space in lieu of the Code required 6,675 square feet of open space and to allow the planting of eight 24-inch box trees in lieu of the 16 trees required; and

pursuant to Los Angeles Municipal Code Section 12.28, approval of adjustments from Sections 12.11-C and 12.13-C of the Los Angeles Municipal Code to permit reduced front, side and rear yard setbacks of up to Zero (0) feet in lieu of the required 15- and 10-foot front yards of the R4 and C1 Zones respectively, 8-foot side yards and 17-foot rear yards; and

pursuant to Los Angeles Municipal Code Section 16.05-E and 16.05-F, approval of the site plan for the senior housing development noted, *supra*. [RJ]

APPLICANT: Joe Stalzer / Affordable Housing CDC, Inc.

APPELLANT: Mary Rodriguez

TESTIMONY: Written testimony may be submitted prior to the hearing (see instructions on the reverse side); however, oral testimony *can only be given at the hearing* and may be limited due to time constraints. Sign language interpreters and assistive listening devices may be provided if you contact our office at least three (3) business days before the hearing.

DECISION: The Commission's decision will be based on the merits of the case and the applicable law. *The Commission can consider the entire action even if only a portion has been appealed.* A report of the Commission's action will be mailed upon request after the hearing. Pursuant to Government Code Section 65009(b)(2), any court challenge of the Commission's action may be limited to those issues considered at the public hearing.

FILE REVIEW: The complete file, including the determination is available for public inspection in the Commission Secretariat, Suite 532, 200 N. Spring Street, Los Angeles, between the hours of 9:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1300 several days in advance to assure file availability.

FOR ADDITIONAL INFORMATION AND INSTRUCTIONS ON SUBMITTING TESTIMONY SEE REVERSE SIDE.

CORRESPONDENCE AND EXHIBITS

The Commission members are not City employees. They are citizens who have been appointed by the Mayor. They function in a quasi-judicial capacity and therefore, cannot be contacted before the hearing. Any written testimony which you wish them to see **may only** be submitted to our office using the following guidelines.

1. If you wish to submit materials to the Commission for their consideration, they should be received in the Commission office ten days prior to the date of the hearing. If Monday is a holiday, they must be received by noon of the preceding Friday.
2. Please provide an original and **nineteen (19) copies (sets)** of all correspondence or exhibits (for the file, (5) Commission members, Director of Planning, Chief Zoning Administrator, Associate Zoning Administrator, City Planner, Commission Executive Assistant and City Attorney). All **twenty copies/sets** may be mailed in the same envelope.
3. Correspondence must be on letter size or legal size paper (8 ½ " x 11" or 8 ½ " x 14").
4. All oversized exhibits (photos, plans, artists' renderings) must be able to fit in a legal size folder. Therefore, they should be mounted on foldable paper or a file size copy must be provided. Photo exhibits must be mounted on light cardboard or foldable paper.
5. Write the ZA case number on all communications and exhibits (for Parcel Map, Private Street and Certificate of Compliance appeals use the original case number, for Coastal Development Permit appeals, write the CDP number).
6. **ALL** materials submitted to the Commission become City property and cannot be returned. This includes any correspondence or exhibit used as part of your testimony to the Commission.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the staff person referenced in this notice.