

CITY OF LOS ANGELES

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

SUBDIVISIONS/HEARING OFFICER AGENDA

Wednesday September 12, 2018

200 North Spring Street

Room 1020 (Main City Hall)

Los Angeles, CA 90012

APPROXIMATE TIME	CASE NO.	CD	OWNER / ENGINEER	PROPERTY ADDRESS/ COMMUNITY PLAN	ZONE
<p>9:30 a.m. Adam Villani (213) 847-3688</p>	<p>ZA-2014-1987-CDP; AA-2014-1989-PMLA-SL / ENV-2014-1988-EIR</p> <p>The project would permit the merger and subdivision of a 5,005 square foot site, in the proposed RD1.5-1 Zone into two ground lots, in conjunction with the demolition of the existing 1,068 square-foot vacant church and the construction of two new Small Lot single-family units.</p> <p>Each lot would be developed with one detached Small Lot single-family unit, both of which would be three stories in height (34 feet to top of stair shaft/ 30 feet to top of roof slope/25 feet to top of flat roof). Unit A would include 3,203 square feet of residential floor area and Unit B would include 2,258 square feet of residential floor area (exclusive of garages, balconies and decks). The total square footage of each Unit including balconies, stairwells, etc., would be 4,371 square feet for Lot A and 3,357 square feet for Lot B. Both single-family units would be set-back from the surrounding roadways, with landscaped areas along San Juan Avenue and 6th Avenue. A total of five (5) onsite parking spaces are provided and located on Parcel B; two covered parking spaces are allocated to each unit plus one additional guest parking space located on the driveway apron to be shared among the two dwelling units. Driveways and vehicular access are from San Juan Court (the adjacent alley).</p>	<p>11</p>	<p>Rockport Development, Kevin Zhang / Ofer Shapira, P.L.S 7123</p>	<p>1209 6th Avenue; 566 East San Juan Avenue / Venice</p>	<p>RD1.5-1</p>

Permit; **CM**- Commercial; **CMC**- Commercial Condominium; **CMCC**- Commercial Condo Conversion; **CPC**- City Planning Case; **ENV**- Environmental Assessment Case; **IND**- Industrial; **INDC**- Industrial Condominiums; **INDCC**- Industrial Condo Conversion; **MANF**- Manufacturing; **MF**- Multiple-Family; **MOD**- Modification; **PP**- Project Permit; **PS**- Private Street; **RV**- Reversion to Acreage; **SC**- Stock Cooperative; **SF**- Single-Family; **SUB**- Subdivision; **ZC**- Zone Change
EIR- Environmental Impact Report; **MND**- Mitigated Negative Declaration; **ND**- Negative Declaration; **CE**- Categorical Exemption

NOTE: Per State Government Code Section 65009(b)(2):

If you challenge any agenda items in court, you may be limited to raising only those issues raised in person at the public hearing, or in correspondence received at or before 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.

❖ **FACILITY AND PARKING ARE WHEELCHAIR ACCESSIBLE**

❖ **SIGN LANGUAGE INTERPRETERS, ASSISTIVE LISTENING DEVICES, OR OTHER AUXILIARY AIDS AND/OR SERVICES MAY BE PROVIDED IF REQUESTED AT LEAST 72-HOURS PRIOR TO THIS MEETING BY CALLING THE PROJECT PLANNER.**