



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 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 and/or Deputy Advisory Agency 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:** 7259 W. Hillrose Street

**Case No.:** AA-2019-1824-PMLA

**CEQA No.:** ENV-2019-1826-CE

**Hearing Held By:** Deputy Advisory Agency

**Date:**  
**Tuesday, July 28, 2020**

**Time** 9:00AM

**Place:** In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Advisory Agency meeting will be conducted entirely telephonically by Zoom [<https://zoom.us/>].

**Instructions:**

To participate by phone, dial 1-213-338-8477.

When prompted, enter the Meeting ID number: **963 8634 3517**, followed by # (pound sign). Press # again when prompted for participant ID.

**Staff Contact:** Kora McNaughton, Planning Assistant  
 6262 Van Nuys Boulevard, Room 430  
 Van Nuys, CA 91401  
[kora.mcnaughton@lacity.org](mailto:kora.mcnaughton@lacity.org)  
 818-374-9908

**Council No:** 7 – Rodriguez

**Related Cases:** None

**Plan Area** Sunland-Tujunga-Lake View  
 Terrace-Shadow Hills-East La  
 Tuna Canyon

**Zone:** R1-1

**Plan Overlay:** None

**Land Use:** Low Residential

**Applicant:** Marde LLC

**Representative:** Ben Rocca, Rocca Development

**PROPOSED PROJECT:**

An application for a Preliminary Parcel Map to permit the subdivision of an existing 17,763 square-foot parcel into two parcels. There is one existing single-family dwelling that will remain on one of the parcels. Access to both parcels will be from Hillrose Street. No protected trees are proposed for removal.

**REQUESTED ACTION(S):**

The Advisory Agency shall consider:

1. An exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15315, Class 15 and Section 15332, Class 32, and that there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to CEQA Guidelines Section 15300.2, applies.

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.50, a Preliminary Parcel Map to permit the subdivision of one 17,763 square foot parcel into two (2) parcels in the R1-1 Zone.

*Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300*

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## 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.**

**DIVISION OF LAND (DOL)** – Please note that the staff report will be available on-line five (5) days prior to the public hearing and will be accessible at [planning.lacity.org](http://planning.lacity.org), by selecting "Commissions & Hearings", the specific "Area Planning Commission" where the project is located and "Agendas". Staff Reports are hyperlinked to the case numbers on the hearing agenda.

**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, or at the hearing. Decision-makers such as Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

**PERSONS WISHING TO PROVIDE PUBLIC COMMENT:** When the Agenda item you wish to speak on comes up, please press \*9 to "raise your hand". Following the item presentation, Board staff will unmute those wishing to provide public comment and who have "raised their hand" (by pressing \*9). When called upon, you can begin to provide public comment for your allotted time. Staff will track your allotted time and give you a warning before the end of your allotted time, subsequently re-muting your line when your allotted time has concluded. Should there be any questions from the Board or Planning staff requiring your response, you will again be unmuted.

**REQUIREMENTS FOR SUBMISSION OF MATERIALS:** Written materials may be submitted prior to the hearing via email to the staff person listed on this hearing notice. Submissions on the day of the public hearing may not be more than two (2) written pages, including exhibits and must include the case and agenda item number on the cover or first page. Photographs do not count toward the page limitation.

**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 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](mailto: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.

