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HOLLYWOOD UNITED NEIGHBORHOOD COUNCIL

Certified Neighborhood Council #52
P.O. Box 3272, Los Angeles, CA 90078
Email: info@myhunc.com

February 22, 2020

To: City of Los Angeles
Department of City Planning
Case No.: ZA-2019-090-CU
ENV-2019-7092-CE

Re: 1900 N. Taft Avenue, 5727 W. Franklin Avenue

The Hollywood United Neighborhood Council's (HUNC) Board of Directors at their February 10, 2020 regularly scheduled meeting voted to deny the applicant's Conditional Use Permit (CUP) application of 11/27/2019 and to forward the HUNC CUP denial for any potential Zoning Administrator proceedings as the applicant advised that the CUP application had been rescinded and a Zoning Administrator's Determination was being requested for the same project as outlined in the original Planning Application of 11/27/2019.

Project: Conversion of existing single family dwelling into owner occupied 5 room Bed and Breakfast facility. Action(s) Requested: A Conditional Use Permit to allow Bed and Breakfast in the R1-1-HPOZ Zone.

Sincerely yours,

Jim Van Dusen*
Chair, Planning and Land Use Management Committee
*signed electronically

George Skarpelos*
President

**APPLICATIONS:****DEPARTMENT OF CITY PLANNING APPLICATION**

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

ZA-2019-7090-CU

Env. Case Number

ENV-2019-7092-CE

Application Type

CU CE

Case Filed With (Print Name)

Denzel Henderson

Date Filed

11-27-2019

Application includes letter requesting:

☒ Waived hearing☐ Concurrent hearing☐ Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number _____

*Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
All terms in this document are applicable to the singular as well as the plural forms of such terms.
Detailed filing instructions are found on form CP-7810*

1. PROJECT LOCATIONStreet Address¹ **1900 N TAFT AVE, 5727 W FRANKLIN AVE**

Unit/Space Number _____

Legal Description² (Lot, Block, Tract) **FR-18, NONE, TR 2243**Assessor Parcel Number **5587018027**Total Lot Area **6,197.4 (sq ft)****2. PROJECT DESCRIPTION**Present Use **SINGLE FAMILY DWELLING**Proposed Use **BED AND BREAKFAST FACILITY**Project Name (if applicable) **COLONIAL CRAFTSMAN BED AND BREAKFAST**

Describe in detail the characteristics, scope and/or operation of the proposed project **Conversion of existing single family dwelling into owner occupied 5 room Bed and Breakfast facility. There is no intention to perform any exterior or interior alterations as part of this project.**

Additional information attached

☐ YES☒ NO

Complete and check all that apply:

Existing Site Conditions☐ Site is undeveloped or unimproved (i.e. vacant)☐ Site is located within 500 feet of a freeway or railroad☒ Site has existing buildings (provide copies of building permits)☐ Site is located within 500 feet of a sensitive use (e.g. school, park)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

☐ Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

☒ Site has special designation (e.g. National Historic Register, Survey LA)

Proposed Project Information

(Check all that apply or could apply)

- ☐ Demolition of existing buildings/structures
- ☐ Relocation of existing buildings/structures
- ☐ Interior tenant improvement
- ☐ Additions to existing buildings
- ☐ Grading
- ☐ Removal of any on-site tree
- ☐ Removal of any street tree

☐ Removal of protected trees on site or in the public right of way

- ☐ New construction: _____ square feet
- ☐ Accessory use (fence, sign, wireless, carport, etc.)
- ☐ Exterior renovation or alteration
- ☒ Change of use and/or hours of operation
- ☐ Haul Route
- ☐ Uses or structures in public right-of-way
- ☐ Phased project

Housing Component Information

Number of Residential Units: Existing 1 – Demolish(ed)³ _____ + Adding _____ = Total 1

Number of Affordable Units⁴ Existing _____ – Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units Existing _____ – Demolish(ed) _____ + Adding _____ = Total _____

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) ☐ YES ☒ NO

Is your project required to dedicate land to the public right-of-way? ☐ YES ☒ NO

If so, what is/are your dedication requirement(s)? _____ ft.

If you have dedication requirements on multiple streets, please indicate: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ YES ☒ NO

Authorizing Code Section 12.24X12

Code Section from which relief is requested (if any): NONE

Action Requested, Narrative: A Conditional Use Permit to allow Bed and Breakfast in the R1-1-HPOZ Zone

Authorizing Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Additional Requests Attached ☐ YES ☒ NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☒ YES ☐ NO

If YES, list all case number(s) CPC-2069 CPC-2016-1450-CPU CPC-2010-2722-HPOZ CPC-2000-1976-S

CPC-1986-831-GPC CPC-1984-1-HD ORD-61989 ORD-184888 ORD-184414 ORD-184385 ORD-184271

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____

Ordinance No.: _____

☐ Condition compliance review

☐ Clarification of Q (Qualified) classification

☐ Modification of conditions

☐ Clarification of D (Development Limitations) classification

☐ Revision of approved plans

☐ Amendment to T (Tentative) classification

☐ Renewal of entitlement

☐ Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☒ NO

Have you filed, or is there intent to file, a Subdivision with this project? ☐ YES ☒ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form N/A

b. Geographic Project Planning Referral N/A

c. Citywide Urban Design Guidelines Checklist N/A

d. Affordable Housing Referral Form N/A

e. Mello Form N/A

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form N/A

g. HPOZ Authorization Form ATTACHED

h. Management Team Authorization N/A

i. Expedite Fee Agreement N/A

j. Department of Transportation (DOT) Referral Form N/A

k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) N/A

l. Order to Comply N/A

m. Building Permits and Certificates of Occupancy _____

n. Hillside Referral Form N/A

o. Low Impact Development (LID) Referral Form (Storm water Mitigation) N/A

p. Proof of Filing with the Housing and Community Investment Department N/A

q. Are there any recorded Covenants, affidavits or easements on this property? ☐ YES (provide copy) ☒ NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name ANNA BOGOMOLNY

Company/Firm _____

Address: 1900 TAFT AVE **Unit/Space Number** _____

City LOS ANGELES **State** CA **Zip Code:** 90068

Telephone (213) 327-5580 **E-mail:** INGANATAYA@GMAIL.COM

Are you in escrow to purchase the subject property? ☐ YES ☒ NO

Property Owner of Record ☒ Same as applicant ☐ Different from applicant

Name (if different from applicant) _____

Address _____ **Unit/Space Number** _____

City _____ **State** _____ **Zip Code:** _____

Telephone _____ **E-mail:** _____

Agent/Representative name _____

Company/Firm _____

Address: _____ **Unit/Space Number** _____

City _____ **State** _____ **Zip:** _____

Telephone _____ **E-mail:** _____

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ **Unit/Space Number** _____

City _____ **State** _____ **Zip Code:** _____

Telephone _____ **E-mail:** _____

Primary Contact for Project Information
(select only one)

☒ Owner

☐ Applicant

☐ Agent/Representative

☐ Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature _____

Date _____

Print Name _____

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

Los Angeles

On

09.23.2019

before me,

MARINE TER-POGOSYAN ^{no fee} Public

(Insert Name of Notary Public and Title)

personally appeared

ANNA BOGOMOLNY

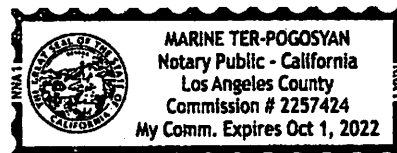
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies); and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Marine Ter-Pogossyan
Signature

(Seal)



APPLICANT

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
 - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
 - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
 - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
 - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
 - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
 - g. I understand that if this application is denied, there is no refund of fees paid.
 - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: _____

Print Name: _____

Date: _____

As per ordinance # 172792 p 5.
We have a preliminary recommendation
from HPOZ board (Hearing on dec. 12,
to waive public hearing
as our property's project is
confinement to a family size
operations and

① it can be reasonably anticipated
that approval of application will
NOT have significant adverse effect on
adjoining properties or on the immediate
neighborhood; or

② when the application is Not likely
to evoke public

③ It is specified in all other cases
the application may NOT go to public
hearing

Anna Bocromony



FINDINGS / SPECIALIZED REQUIREMENTS:

CONDITIONAL USE PERMIT (CU)

RELATED CODE SECTIONS: Section 12.24 of the Los Angeles Municipal Code (LAMC) authorizes Conditional Use Permits and other similar quasi-judicial approvals. LAMC 12.24 U authorizes City Planning Commission actions; 12.24 V authorizes Area Planning Commission actions; and 12.24 W authorizes Zoning Administrator actions.

PUBLIC HEARING AND NOTICE: An initial request for a Conditional Use is subject to a public hearing; notification of the hearing includes mailings to all property owners and occupants (i.e. tenants) within 500 feet of the subject site as well as on-site posting of the notice. For Conditional Use applications where the City Planning Commission or Area Planning Commission is the decision maker, on-site posting of the initial Commission meeting on the matter is also required. Refer to the *Mailing Procedures (CP-2074)* and *On-Site Posting (CP-7762)* handouts for further instructions.

FINDINGS FOR APPROVAL: In order to approve an application, the decision maker must decide if the facts presented in the record are such to establish the following findings (i.e. criteria for approval). On a separate page copy each finding, and follow it with a detailed justification/explanation of how the proposed project complies with the required finding.

1. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.
2. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.
3. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

SPECIAL INSTRUCTIONS: The Department of City Planning (DCP) has developed Specialized Requirement forms for various types of Conditional Use Permits. If your proposed project falls under one of the categories listed below, use of the appropriate form is required.

	<u>Form Number</u>
• 12.24 U. 1 – Airports or Heliports in connection with an Airport	<u>CP-1065</u>
• 12.24 U.12 – Hospitals or Sanitariums	<u>CP-2056</u>
• 12.24 U.24 – Schools (other than nursery schools or preschools)	<u>CP-7768</u>
• 12.24 U.26 – Density Bonus greater than the maximum permitted in 12.22 A.25	<u>CP-3251</u>
• 12.24 W. 1 – Sale of Alcoholic Beverages	<u>CP-7773</u>
• 12.24 W. 4 – Automotive Uses that do not comply with Code standards	<u>CP-7823</u>
• 12.24 W. 5 – Riding academies/stables, breeding, boarding, or training domestic animals; bovine feed or sales yards	<u>CP-7768</u>
• 12.24 W. 9 – Churches and other houses of worship	<u>CP-7768</u>

1. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region

The proposed Bed and Breakfast project is hospitality oriented service and will benefit city of Los Angeles contributing a TOT (transit occupancy tax) currently set in the amount of 14%. In addition, as it will serve growing population of LA tourists, it will positively enhance financial performance of the neighborhood businesses serving the same hospitality oriented verticals.

2. That project's location, size height operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare and safety

Since no changes to the exterior of the building are being requested with this application, proposed Bed and Breakfast project will not create an adverse effect or degrade adjacent properties, the surrounding neighborhood. Bed and Breakfast establishment within the walls of my home will not impact the neighborhood and adjacent properties, and neighborhood in a negative way, its impact is insignificant in comparison to the highway-like noise brought by excessive vehicle traffic on Franklin Blvd that exceeds 35,000 passing cars/day during rush hour. Being located in Hollywood Hills, my property is in one of the highest crime-rate neighborhoods in the city of Los Angeles ranking 27th highest out of other 209 Angelino neighborhoods (based on LA Times statistics as of the week of Sep 12, 2019) 5 room Bed and Breakfast property will not have an adverse effect on public health, welfare and safety, and if anything, will positively increase those margins.

3. That project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan

As Hollywood community general plan my property is located in a Low Res II land use area. Bed and breakfast - is a boutique, 5-room endeavor, its intensity footprint on the neighborhood is no larger, than my family's, when my children and grandchildren are at home. With 5 room Bed in Breakfast facility, number-wise, I am well within a family size.

ZA-2019-1090



Zoning: R1-1-HPOZ
General Plan: Low II Residential



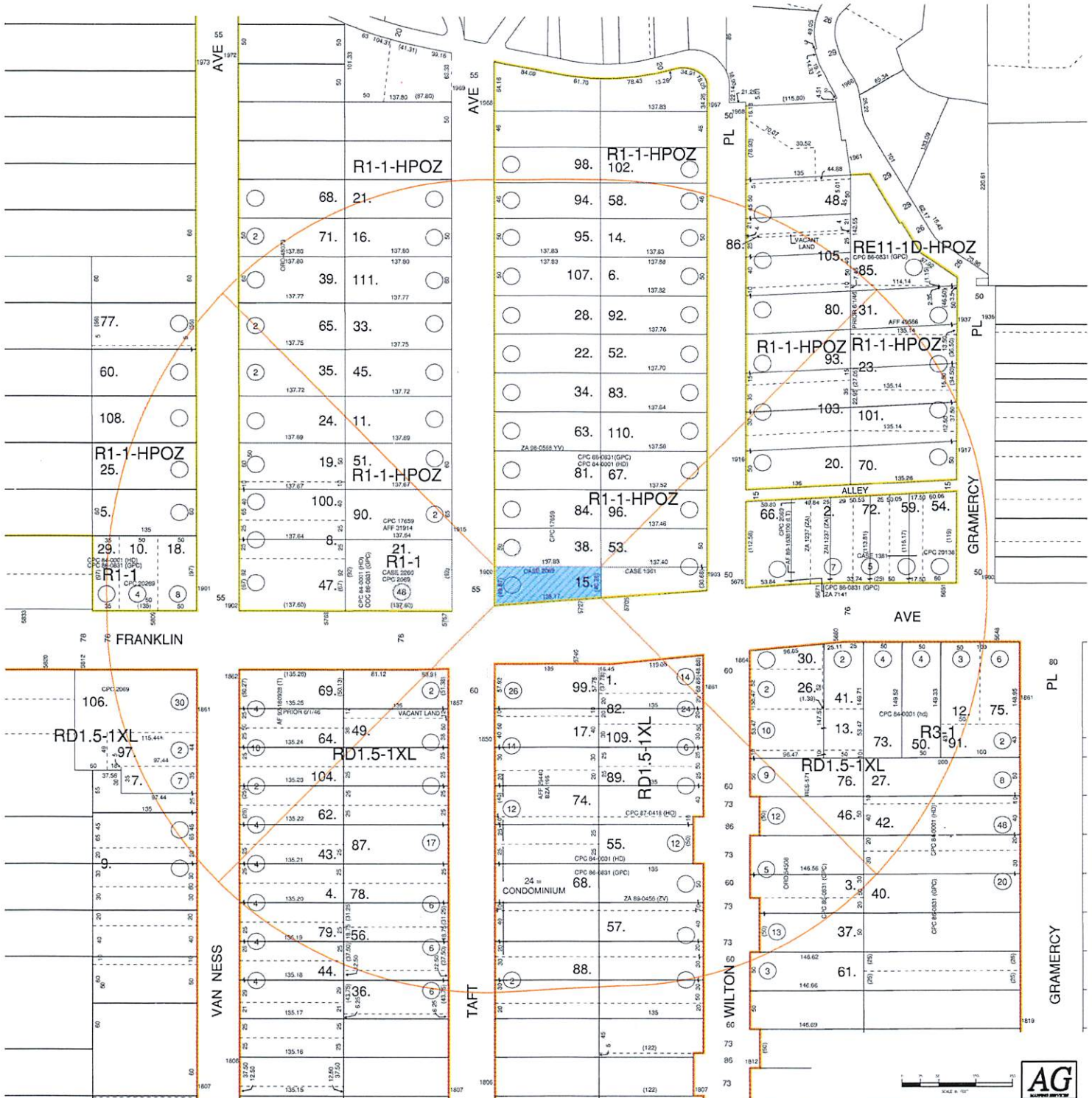
[illegible]

Zoning: R1-1-HPOZ
General Plan: Low II Residential



AG
MAPPING SERVICES

ZA-2019-7090



500' FT RADIUS MAP

CHANGE OF USE PERMIT

LEGAL DESCRIPTION:

LOTS: FR 18
BLK: NONE
TRACT: TR 2243
M.R.: MB 22-36
T.B.: Page: 593 Grid: G3
ZONE: R1-1HPOZ
P.A.: HOLLYWOOD
C.D.: 4

SUBJECT SITE:

1900 N. TAFT AVE.
LOS ANGELES, CA 90068

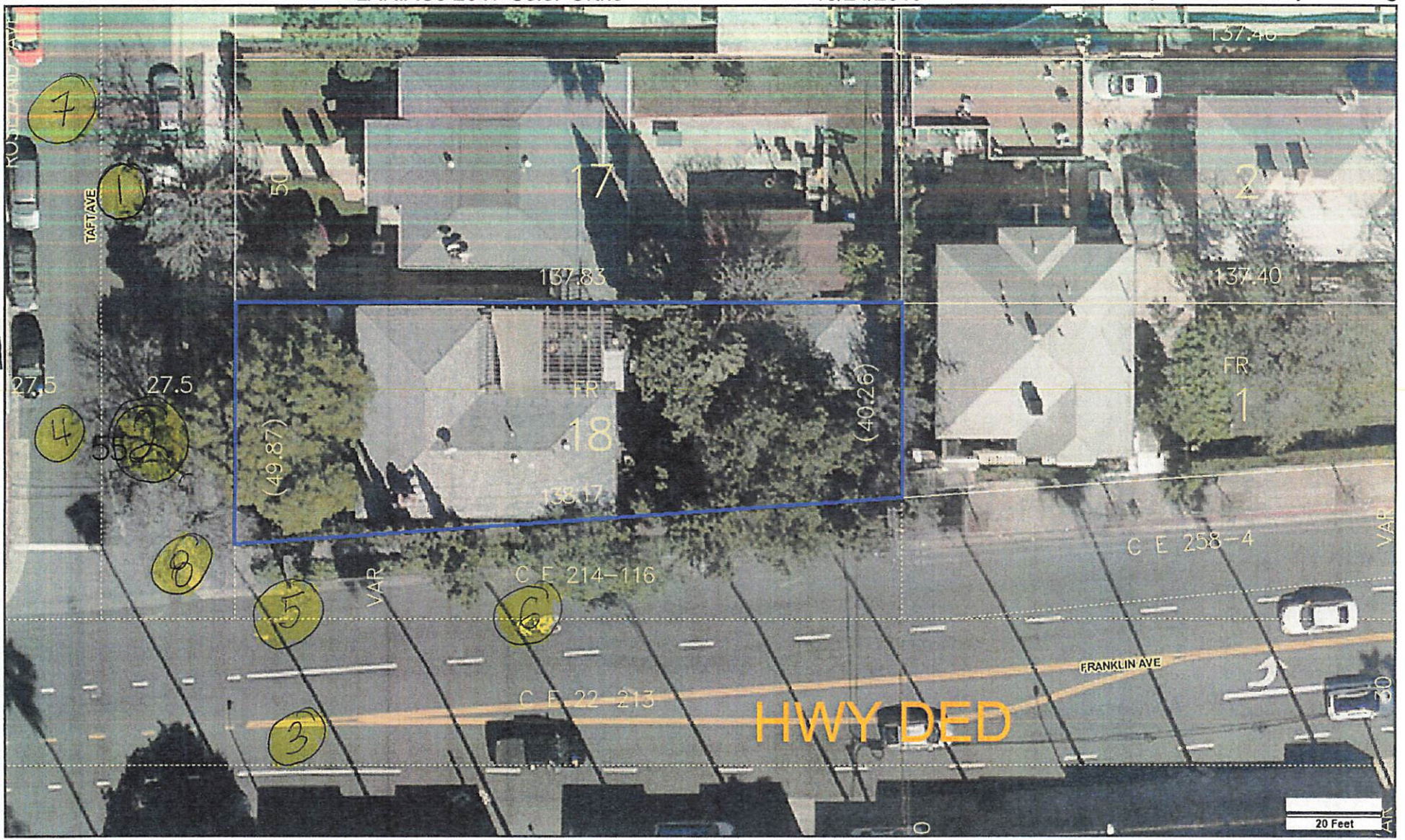
A.P.N.: 5587-018-027

CASE:

DATE: 09-09-2019
UPDATE:

D.M.: 150 A 191
C.T.: 1893.00
AC: 0.143





Address: 1900 N TAFT AVE
APN: 5587018027
PIN #: 150A191 177

Tract: TR 2243
Block: None
Lot: FR 18
Arb: None

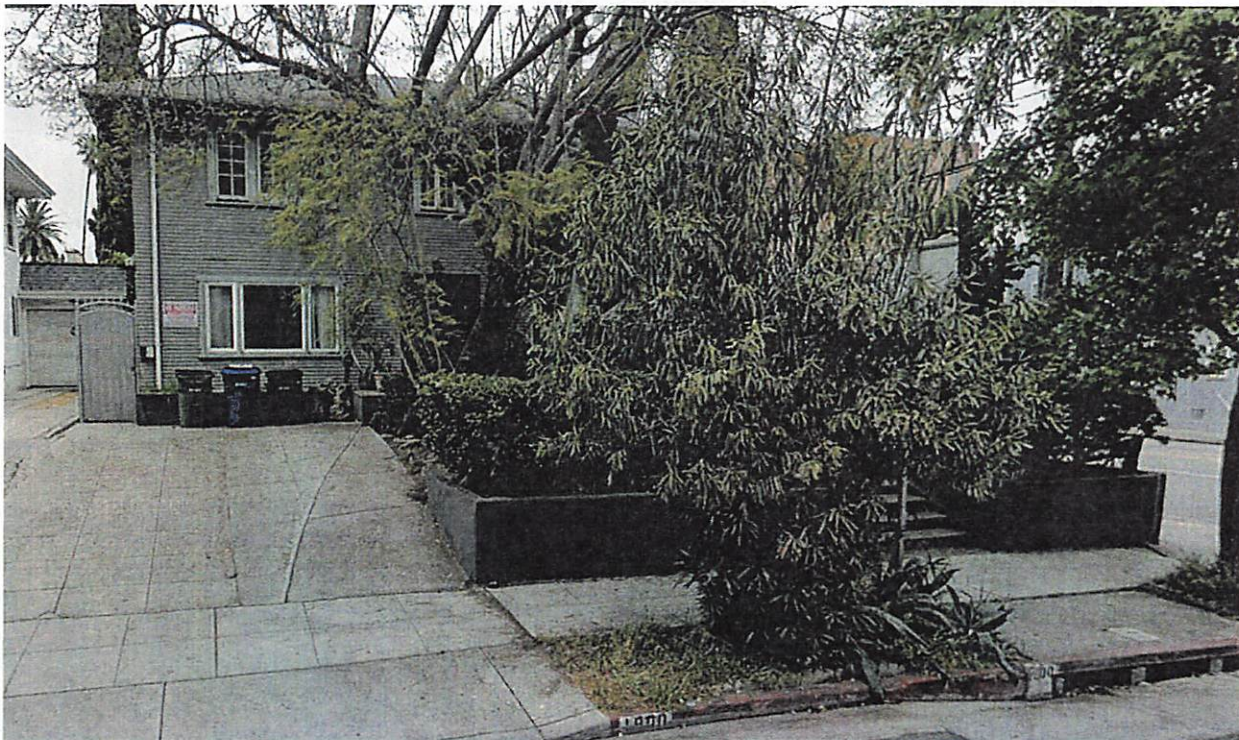
Zoning: R1-1-HPOZ
General Plan: Low II Residential





①

driveway



②

staircase
up

walkway



N/E corner
of Franklin
and Taft
North > ③



building
on the
N/W side
of Taft
and
Franklin

④

Franklin ave
East >

⑤



Franklin ave
West

⑥



Google



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

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 or decision-maker 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 participation in the hearing is optional.**

The meeting's agenda will be provided no later than 72 hours before the meeting at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting the staff contact at the phone number or email listed below. Please note that virtual meeting instructions will be provided on the meeting agenda.

Project Site: 1900 North Taft Avenue; 5727 West Franklin Avenue

Case No.: ZA-2019-7090-ZAD-SPP

CEQA No.: ZA-2019-7092-CE

Hearing Held By: Zoning Administrator

Council No: 4 - Ryu

Related Cases: N/A

Plan Area Hollywood

Date: May 25, 2021

Time: 9:30 a.m.

Place:

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Office of Zoning Administration Public Hearing will be conducted remotely at the following link:

<https://planning-lacity-org.zoom.us/j/85234967066>

Zone: R1-1-HPOZ

Plan Overlay: Vermont/Western SNAP Subarea A (Neighborhood Conservation); Hollywood Grove HPOZ

Applicant: Anna Bogomolny

Representative: N/A

Meeting ID: 852 3496 7066

Passcode: 587531

Participants may also dial by phone:

(213) 338-8477 or (669) 900-9128

When prompted, enter the Meeting ID of:

852 3496 7066#

Staff Contact: Jason Hernández, City Planning Associate

200 N. Spring St, Room 621
Los Angeles, CA, 90012

jason.hernandez@lacity.org
(213) 978-1276

PROPOSED PROJECT:

Change of use of an existing two-story, single-family dwelling to a Bed and Breakfast. No interior or exterior alterations are proposed as part of this project. The project is a Contributing Structure in the Hollywood Grove HPOZ.

REQUESTED ACTION(S):

1. The Zoning Administrator shall consider an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15301, Class 1, 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 12.24 X.12(a)(1), a Zone Administrator's Determination to permit a Bed and Breakfast use within an existing single-family dwelling that is a Contributing Structure in an HPOZ.
3. Pursuant to LAMC Section 11.5.7 C and the Vermont/Western Station Neighborhood Area (SNAP) Specific Plan Ordinance No. 186,735, a Project Permit Compliance Review for a change of use from a single-family dwelling to a Bed and Breakfast, located within Subarea A (Neighborhood Conservation) of the Vermont/Western SNAP.

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

GENERAL INFORMATION

FILE REVIEW - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. **Files are not available for review the day of or day before the hearing.**

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. 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.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written materials may be submitted prior to or during the hearing via email or by U.S. mail to the staff identified on the front of this notice. The case number must be written on all communications, plans and exhibits.

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. 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. 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 jason.hernandez@lacity.org.

NOTIFICATION REQUIREMENT

TO OWNERS:	AND OCCUPANTS:	AND INTERESTED PARTIES
Within a 500-foot Radius	Within a 500-foot Radius	<input checked="" type="checkbox"/>

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

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