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PLANNING AND LAND USE COMMITTEE AGENDA REGULAR MEETING

<http://babcnc.org/committees/planning-and-land-use/>

Tuesday, January 13, 2015
 7:00-8:30pm

LOCATION:

Stephen S. Wise Temple
15500 Stephen S. Wise Drive
Los Angeles, CA 90077

The public is welcome to speak. Meeting is being audio taped.

*We request that you fill out a **Speaker Card** to address the Council on any item on the Agenda. Comments from the public on other matters not appearing on the Agenda will be heard during the Public Comment period. Public comment is limited to 3 minutes per speaker unless waived by the presiding officer of the Council. (As a covered entity under TITLE of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, listening devices, or other auxiliary aids and/or services will be provided upon request. To ensure availability of services, please make your request at least 3 business days prior to the meeting you wish to attend by contacting the Neighborhood Council Project Coordinator at 213 485-1360.)*

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting, may be viewed at our website by clicking on the following link: www.babcnc.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the PLU Chair, Michael Kemp, via email: mkemp@babcnc.org.

CASES TO BE CONSIDERED:

1. Call to order – Committee Member Roll Call

Name	P	A	Name	P	A
Michael Kemp, Chair			Caroline Labiner		
Michael Chasteen, Vice Chair			Dan Love		
Robin Greenberg			Don Loze		
Jamie Hall			Nickie Miner		
			Gary Plotkin		

- 2. Approval of Minutes** – December 9, 2014 Meeting
- 3. Approval of Agenda**, as presented or amended, including Section 8, Consent Agenda.
 - a. Bold** items are changes to publicly posted agenda.
- 4. Public Comments** – On non-agenized items related to Land Use and Planning only
- 5. Chair Report** – Michael Kemp –
 - a. Schedule:** 2015 Meeting dates (2nd Tuesday of the Month)

6. Project Review, Staff Assignments, and Coding of De Minimis Cases

Projects Scheduled for Presentation, Discussion and possible action:

a. 9309 Sierra Mar

ZA 2014-1779

Assigned to: Caroline Labiner

1. Request to permit a building height of 36' in lieu of the maximum envelope height of 30' for flat roofed structures. 2. Permit a front yard setback of 2' in lieu of the minimum required 5', in conjunction with the construction, use and maintenance of a new garage; and a ZA Adjustment to permit a RFA of 2,505 s.f. in lieu of 2,313 s.f.; all in conjunction with the major remodel of an existing 2 story SFD consisting of a 1,007 s.f. addition, the demolition of an existing garage/carport, and the construction of a new garage and entry breezeway.

Continued from 12/09/2014 Meeting

b. 10701 W. Sunset Blvd.

ZA 2014-3929 CUW

Construction and installation of a wireless telecommunications facility for Verizon Wireless consisting of (12) panel antennas, (12) RRUs, and (1) parabolic dish mounted on a new 45' high monopine; placement of equipment cabinets, standby generator, and (2) raycaps at grade behind 8' high CMU enclosure.

Received at 12/09/14 Meeting

Assigned to: Dan Love

c. 10101-10107 Angelo View Drive:

ENV 2014-4540

Haul route to allow the total export of 51,050 cubic yards of dirt for the construction of a 41,206 s.f. SFD with a basement that includes 19,500 s.f. of habitable space and a 13,189 s.f. underground garage.

Package received: 01/05/15

7. Upcoming Projects (No package received to date) for discussion, notification, and update purposes:

a. 10220 Scenario Lane:

Pending Lot Line Adjustment, Demolition of existing SFD, Addition of two (2) new SFD, with pools.

b. 10580 Selkirk Lane:

Proposed modifications to previously approved project.

8. Current Case Updates by PLUC Members on continued & new projects from December Mtg.:

Note: this section shall be governed under the provisions of a "Consent Agenda". All cases noted will be automatically continued unless action and/or update is requested by a Committee Member:

a. 8289 Grand View Drive, LA 90046

ZA 2014-3436 (ZV) ZZAD)

A Zone variance to allow the construction of a one family dwelling with a height of 50' in lieu of the permitted 28'. A Zone variance to allow the construction of a one family dwelling with a residential floor area of 1500 RFA in lieu of the allowed 1122.65 RFA per code section 12.21C.10.1(b)

A Zone variance to allow the construction of a one family dwelling with a set back of 7' in lieu of the required 8'.

A Zone variance to allow a retaining wall of 14' in lieu of the 12' permitted by 12.21C.8.(c).

A Zone variance to allow the construction of a SFD on a sub-standard street.

Continued from 12/09/2014 Meeting

Assigned to: Jaime Hall

b. 880 Stone Canyon Road

ZA 2014-3229- ZAD ZAA

Demolish existing sfd and construct a new 2 story, 7715 s.f. SFD with a 5,715 s.f. basement (including 1,506 s.f. underground garage), pool, and 897 s.f. accessory building. Project requires 8 retaining walls & 2,581 cubic yards of non-exempt grading.

Assigned to: Dan Love.

Continued from 12/09/2014 Meeting

c. 2104 Stanley Hills Drive

Case # ZA 2014-1621-ZAD ZA

Demolish existing 828 s.f. SFD and build new SFD, incorporating 560 s.f. accessory building to create one 2,833 s.f. structure. Request for Sub-standard street, front yard setback, and RFA variance.

Continued from 12/09/2014 Meeting

Assigned to: Jaime Hall

d. 10513 Rocca Place

ZA 2014-4162 (ZAA)

ENV 2014-4162-EAF

Request for 1) an 8' entrance gate within the required front yard, and 2) a 6' retaining wall with a 42" guardrail within the required side yard of a hillside area. PS-1423: Request for a private street to continue use of the 40-FT variable easement for access to Lot 5, TR 22942 to allow the construction of a (N) SFD.

Continued from 12/09/2014 Meeting

Assigned to: Dan Love.

e. 1609 Viewmont Drive

ZA 2014-2158

New raised pool and attached deck that is 16' in height above natural grade. Pool and deck will be 1' away from the side-yard at the east property line and 2' from the South property line. The deck will be 9'-8" from the rear property line. The lot coverage to be 59%. Request reduced side yard, rear yard and lot coverage from 40% to 59%. Continued from 12/09/2014 Meeting

Assigned to: Mike Kemp

f. 8413 Grandview Drive

ZA 2014-2854

Continued from 12/09/2014 Meeting

Assigned to: Jamie Hall

g. 1751-1781 N. Viewmont Drive

ZA 2014-3877-ZV

The applicant is requesting a Zone variance to permit the construction of a 55-foot high, two story, 3,490 s.f. addition to and remodel of an existing single family house on a hillside lot in the R1-1 Zone, in lieu of the 28 foot maximum permitted height. Continued from 12/09/2014 Meeting

Assigned to: Jamie Hall

h. 320 North Carolwood

ZA 2014-3242-F

To allow a 8' wall, 8'5" gates, pilasters, and 15' hedge in the required front yard setback in lieu of the 3'6" allowed by code. Continued from 12/09/2014 Meeting

Assigned to: Dan Love.

i. 2301 Kimridge Road

ZA 2014-4243 (F)

Increase the height of concrete fence walls in the required front yard from 6'-0" to 8'-0" for a new dwelling currently under construction under permits: 12010-20000-01619. 6'-0" height was previously approved under case ZA 2012-1758 ZAD, ZAA, DRB, SSP, MSP.

Received at 12/09/14 Meeting

Assigned to: Michael Chasteen

j. 1533 & 1541 Marlay Drive

AA 2014-4248- PMEX

Adjust lot line between parcels 1 and 2 to follow existing fence.

Received at 12/09/14 Meeting

Assigned to: Michael Chasteen

k. 1650 N. Marmont

ZA 2014-4122 (ZAD)

A ZAD to allow a SFR to maintain a 31' height, in lieu of the maximum 28 feet, with a roof slope of less than 25% in an RE9 Zone. As originally permitted by permit # 12014-20000-01434.

Received at 12/09/14 Meeting

Assigned to: Michael Kemp

l. 8904 Crescent Drive

ZA 2014-3721

Demolish existing one story 1200 sf SFD and attached carport. Build a new 3 story 3226 sf SFD with attached 2-car garage, and associated swimming pool on a substandard hillside street, with less than 20' improved roadway.

Received at 12/09/14 Meeting

Assigned to: Jaime Hall

m. 8150 Sunset Blvd: Mixed-Use Project

ENV-2013-2552-EIR

Draft Environmental Impact Report Received on CD. Comments due by January 23, 2015

Received at 12/09/14 Meeting. Update from HHWNC presentation 01/07/15. Assigned to: Michael Kemp

9. New Packages Received: (12/10/2014 to 01/07/2015): Pending Assignment to Committee Members:

a. 10101-10107 Angelo View Drive:

ENV 2014-4540 See Item 6 (c) noted above

b. 778, 780 & 800 Tortuoso

AA 2014-4545

Lot line adjustment between 4 neighboring parcels

c. 8815 W. Crescent Drive

ZA 2014-4541-ZAD

Construct a new 5,778 s.f. SFD, and construct an undeveloped street (Crescent Drive) leading up to the proposed project, with a Fire Department approved emergency "turn-around".

d. 924 Bel Air Road

ZA 2014-4571 ZAA

ZA adjustment to allow an 8' wall & driveway gates to be constructed on top of a retaining wall varying in height from 0' to 3'6" for a combined variable height of 8' to 11'6" within the required front yard setback and right of way, in lieu of 3'6" otherwise permitted in the front yard setback.

e. 8503 Skyline Drive

DIR 2014-4583 DRB, SPP, MSP

Design Review and Project Permit Compliance: New construction of a 3 story plus basement SFD on a vacant lot. Hearing date: 01/15/2015: Marvin Braude SFV, 6262 Van Nuys Blvd., Van Nuys 91401

f. 11007 W. Bellagio Place

ZA 2014-4714 ZAD

The request is for the ZAD to permit four retaining walls in conjunction with additions/revision made to an existing SFD.

10. CNC (Certified Neighborhood Council) Reporting – Entitlement Packages Received at Planning:

Review of Reports Current Period: (Copies of relevant CNC report in supplement package)

(Note if BABCNC PLU received a full package it will be noted above)

11/30/2014 to 12/13/2014:

12/14/2014 to 12/27/2104:

11. Upcoming Hearings:

Thursday, January 15, 2015: West LA Municipal Building, 2nd Floor Hearing Rm, 1645 Corinth Ave, 90025

a. 454 North Cuesta Way

ZA 2014-0914 (ZAD)

Note: The BABCNC at its November 2014 meeting voted to oppose the variance request.

b. 8503 Skyline Drive

DIR 2014-4583 DRB, SPP, MSP See item 9 (e) above

Tuesday, January 20, 2015: LA City Hall, 200 N Spring Street, Room 1020, LA 90012

c. 9309 West Sierra Drive

ZA 2014-1779 ZAD ZAA

See case 6 (a) above

12. Hearing Updates:

13. Determination Letters Received:

14. Appeals filed Update:

a. 10830 W. Chalon Road

ENV 2014-962-MND

Challenge to Haul Route and MND; filed by Bel Air Homeowners Alliance: Hearing 01/30/15

15. Proactive Projects

1. Proactive Projects Update by Committee Members
 - a. Haul Route Matrix Status
 - b. Proposed new discussions for a Ridgeline Ordinance - Dan Loze

16. New Business and General Items for discussion:

17. Adjournment:

NEXT BABCNC PLUC MEETING

Tuesday February 10, 2014

**Stephen S. Wise Temple
15500 Stephen Wise Drive
Los Angeles, CA 90077**

ACRONYMS:

A – APPEAL

APC – AREA PLANNING COMMISSION

CE – CATEGORICAL EXEMPTION

DPS – DEEMED TO BE APPROVED PRIVATE STREET

DRB – DESIGN REVIEW BOARD

EAF – ENVIRONMENTAL ASSESSEMENT FORM

ENV – ENVIRONMENTAL CLEARANCE

MND – MITIGATED NEGATIVE DECLARATION

PM – PARCEL MAP

PMEX – PARCEL MAP EXEMPTION

TTM – TENTATIVE TRACT MAP

ZA – ZONING ADMINSTRATOR

ZAA – ZONING ADMINISTRATOR’S ADJUSMENT

ZAD – ZONING ADMINISTRATOR’S DETERMINATION

ZV – ZONING VARIANCE

**Entitlement Applications Received by Department of City Planning
(Sorted by Certified Neighborhood Council)
11/30/2014 to 12/13/2014**

Certified Neighborhood Council -- Atwater Village							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
12/12/2014	ENV-2014-4622-EAF	2914 W GLENHURST AVE 90039	13	Northeast Los Angeles	DEMOLITION OF EXISTING TRIPLEX AND DEVELOPMENT OF A 6 SMALL-LOT SUBDIVISION.	EAF-ENVIRONMENTAL ASSESSMENT	STI CMI, LLC (888)721-2228
12/12/2014	VTT-73188-SL	2914 W GLENHURST AVE 90039	13	Northeast Los Angeles	DEMOLITION OF EXISTING TRIPLEX AND DEVELOPMENT OF A 6 SMALL-LOT SUBDIVISION.	SL-SMALL LOT SUBDIVISION	STI CMI, LLC (888)721-2228
CNC Records: 2							

CNC Records: 2

Certified Neighborhood Council -- Bel Air - Beverly Crest							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
12/05/2014	ENV-2014-4540-EAF	10101 W ANGELO VIEW DR 90210	5	Bel Air - Beverly Crest	ENVIRONMENTAL ASSESSMENT FOR A HAUL ROUTE FOR THE EXPORT OF 51,050 C.Y.	EAF-ENVIRONMENTAL ASSESSMENT	CHRIS J. PARKER (818)591-9390
12/10/2014	ENV-2014-4570-CE	924 N BEL-AIR ROAD 90077	5	Bel Air - Beverly Crest	8 FOOT WALL WITHIN THE PERMITTED IN THE FRONT YARD SETBACK.	CE-CATEGORICAL EXEMPTION	CHRIS J. PARKER, PACIFIC CREST CONSULTANT (818)591-9309
12/10/2014	ZA-2014-4571-ZAA	924 N BEL-AIR ROAD 90077	5	Bel Air - Beverly Crest	8 FOOT WALL WITHIN THE PERMITTED IN THE FRONT YARD SETBACK.	ZAA-AREA, HEIGHT, YARD AND BLDG LINE ADJMNTS GT 20% (SLIGHT MODIFICATIONS)	CHRIS J. PARKER, PACIFIC CREST CONSULTANT (818)591-9309
12/09/2014	ENV-2014-4563-EAF	1301 N COLLINGWOOD PL 90069	4	Hollywood	HAUL ROUTE TO PERMIT THE EXPORT OF 3,307 CUBIC YARDS OF SOIL.	EAF-ENVIRONMENTAL ASSESSMENT	THOMAS DUMARY III (310)595-5034

12/05/2014	ENV-2014-4542-EAF	8815 W CRESCENT DR 90046	4	Hollywood	CONSTRUCTION OF A 5,778-SF-SINGLE-FAMILY DWELLING ON A PROPERTY FRONTING ON AN UNIMPROVED HILLSIDE STREET AND WITH VEHICULAR ACCESS FROM A HILLSIDE ROAD IMPROVED TO A WIDTH OF LESS THAN 20 FEET FROM	EAF-ENVIRONMENTAL ASSESSMENT	FERNANDO SOLIS - BUSY BEE DEVELOPMENT, INC. (626)692-4976
12/05/2014	ZA-2014-4541-ZAD	8815 W CRESCENT DR 90046	4	Hollywood	CONSTRUCTION OF A 5,778-SF-SINGLE-FAMILY DWELLING ON A PROPERTY FRONTING ON AN UNIMPROVED HILLSIDE STREET AND WITH VEHICULAR ACCESS FROM A HILLSIDE ROAD IMPROVED TO A WIDTH OF LESS THAN 20 FEET FROM	ZAD-ZA DETERMINATION (PER LAMC 12.27)	FERNANDO SOLIS - BUSY BEE DEVELOPMENT, INC. (626)692-4976
12/10/2014	DIR-2014-4583-DRB-SPP-MSP	8503 W SKYLINE DR 90046	4	Bel Air - Beverly Crest	A SINGLE FAMILY DWELLING WITH THREE STORIES OVER A BASEMENT AND ATTACHED TWO-CAR GARAGE WITH AMENITIES.	DRB-DESIGN REVIEW BOARD	PERKIN MAK, BOWERY DESIGN + DEVELOPMENT (323)965-5555
12/10/2014	ENV-2014-4582-CE	8503 W SKYLINE DR 90046	4	Bel Air - Beverly Crest	A SINGLE FAMILY DWELLING WITH THREE STORIES OVER A BASEMENT AND ATTACHED TWO-CAR GARAGE WITH AMENITIES.	CE-CATEGORICAL EXEMPTION	PERKIN MAK, BOWERY DESIGN + DEVELOPMENT (323)965-5555
12/05/2014	AA-2014-4545-PMEX	800 N TORTUOSO WAY 90077	5	Bel Air - Beverly Crest	PARCEL MAP EXEMPTION TO ALLOW A LOT-LINE ADJUSTMENT BETWEEN FOUR NEIGHBORING PARCELS.	PMEX-PARCEL MAP EXEMPTION	CHRIS J PARKER (818)591-9309
12/05/2014	ENV-2014-4548-CE	800 N TORTUOSO WAY 90077	5	Bel Air - Beverly Crest	PARCEL MAP EXEMPTION TO ALLOW A LOT-LINE ADJUSTMENT BETWEEN FOUR NEIGHBORING PARCELS.	CE-CATEGORICAL EXEMPTION	CHRIS J PARKER (818)591-9309

CNC Records: 10

Certified Neighborhood Council -- Boyle Heights						Request Type		Applicant Contact	
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type		Applicant Contact	
12/10/2014	ENV-2014-4581-EAF	2301 E 7TH ST 90023	14	Boyle Heights	CONDITIONAL USE TO PERMIT ON- AND OFF-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH A NEW 6,379 SQ FT BREWERY AND TASTING ROOM	EAF-ENVIRONMENTAL ASSESSMENT		ELIZABETH PETERSON GROUP, INC. (213)620-1904	

Certified Neighborhood Council -- Arroyo Seco							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
12/17/2014	DIR-2014-4721-CWNC	4455 N MOSHER AVE 90031	1	Northeast Los Angeles	PURSUANT TO LAMC 12.20.3 J CONFORMING WORK ON A NON-CONTRIBUTING ELEMENT IN THE HIGHLAND PARK-GARVANZA HPOZ TO ADD AN ATTACHED PATIO TO THE REAR OF THE EXISTING HOME.	CWNC-CONFORMING WORK NON-CONTRIBUTING ELEMENTS	TERENCE CHAN (213)978-1218

CNC Records: 1

Certified Neighborhood Council -- Bel Air - Beverly Crest							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
12/17/2014	ENV-2014-4715-CE	11007 W BELLAGIO PL 90077	5	Bel Air - Beverly Crest	ZONING ADMINISTRATORS DETERMINATION TO CONSTRUCTION FORU RETAINING WALLS ON THE SINGLE LOT.	CE-CATEGORICAL EXEMPTION	JOHN PARKER (805)388-3355
12/17/2014	ZA-2014-4714-ZAD	11007 W BELLAGIO PL 90077	5	Bel Air - Beverly Crest	ZONING ADMINISTRATORS DETERMINATION TO CONSTRUCTION FORU RETAINING WALLS ON THE SINGLE LOT.	ZAD-ZA DETERMINATION (PER LAMC 12.27)	JOHN PARKER (805)388-3355
12/26/2014	ZA-2014-4882-ZV-ZAA	11201 N CHALON ROAD 90049	5	Bel Air - Beverly Crest	A VARIANCE TO PERMIT A KITCHEN IN AN ACCESSORY LIVING QUARTERS AND A ZONING ADMINISTRATOR'S ADJUSTMENT TO PERMIT A GATE AND FENCE WITH A MAXIMUM HEIGHT OF 8'5"	ZV-ZONE VARIANCE	CHRIS J PARKER (818)591-9309
12/18/2014	AA-2014-4743-COC	9776 W PEAVINE DR 90210	5	Bel Air - Beverly Crest	CERTIFICATE OF COMPLIANCE	COC-CERTIFICATE OF COMPLIANCE	ADRIAN RUDOMIN (310)994-9467
12/18/2014	ENV-2014-4744-CE	9776 W PEAVINE DR 90210	5	Bel Air - Beverly Crest	CERTIFICATE OF COMPLIANCE	CE-CATEGORICAL EXEMPTION	ADRIAN RUDOMIN (310)994-9467

CNC Records: 5

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

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: ☐ Others

This notice is sent to you because you own property or are an occupant residing 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.

Hearing: Office of Zoning Administration

Case No.: ZA 2014-0914(ZAD)

Date: Thursday, January 15, 2015

CEQA No.: ENV 2014-841-MND

Council No.: 5

Time: 10:00 a.m.

Plan Area: Bel Air-Beverly Crest

Zone: RE20-1-H

Place: West Los Angeles Municipal Building
Second Floor Hearing Room
1645 Corinth Avenue
Los Angeles, CA 90025

Applicant: Cuesta Estates, LLC

Representative: John Parker

Staff Contact: Kinikia Gardner
Phone No.: (213) 978-1340
Kinikia.Gardner@lacity.org

PROJECT LOCATION: 454 North Cuesta Way

REQUESTED ACTION: The Zoning Administrator will consider:

1. Pursuant to the provisions of Section 12.24-X,28 of the Los Angeles Municipal Code, a Zoning Administrator's Determination for a deviation from Section 12.21-C,10(i)(2) of the Los Angeles Municipal Code to allow roadway widening to a width of less than 20 feet as required by the Code for a substandard hillside street, and 2) Pursuant to the provisions of Section 12.24-X,28 of the Los Angeles Municipal Code, a Zoning Administrator's Determination from Section 12.21-C,10(i)(3) of the Los Angeles Municipal Code to grant relief from providing a 20-foot wide continuous paved roadway width from the driveway apron to the boundary of the hillside area, in conjunction with the proposed demolition of an existing 9,638 square-foot single-family dwelling and the construction, use and maintenance of a new 26,567 square-foot single-family dwelling, detached garage, accessory living quarters and new swimming pool on a 82,034 square-foot lot in the RE20-1-H Zone within a Hillside Area.

2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project.

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, Office of Zoning Administration, 200 N. Spring Street, Room 763, Los Angeles, CA 90012 (attention: Kinikia Gardner).

Review Of File: The file, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1318 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. Other services, such as translation between English and other languages, may also be provided upon request.

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.

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. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

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.

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

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Hearing: Office of Zoning Administration
Date: Tuesday, January 20, 2015
Time: 10:00 a.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
(Enter from Main Street)
Los Angeles, CA 90012

Case No.: ZA 2014-1779(ZAD)(ZAA)
CEQA No.: ENV 2014-1780-MND
Council No.: 4
Plan Area: Hollywood
Zone: RE11-1

Applicant: Michael Reynolds
Representative: Steven Stepien

Staff Contact: JoJo Pewsawang
Phone No.: (213) 978-1214
JoJo.Pewsawang@lacity.org

PROJECT LOCATION: 9309 West Sierra Mar Drive

REQUESTED ACTION: The Zoning Administrator will consider:

1. Pursuant to Section 12.24-X,28 of the Los Angeles Municipal Code, a Zoning Administrator's Determination to permit a building height of 36 feet in lieu of the maximum envelope height of 30 for flat roofed structures permitted by Section 12.21-C,10(d)(4); 2) Pursuant to the provisions of Section 12.28 of the Los Angeles Municipal Code, a Zoning Administrator's Adjustment to permit a front yard setback of 2 feet in lieu of the minimum required 5 feet by Section 12.21-C,10(a)(2) in conjunction with the construction, use, and maintenance of a new garage; and a Zoning Administrator's Adjustment to permit a Residential Floor Area of 2,505 square feet in lieu of 2,313 square feet permitted by Section 12.21-C,10(b); all in conjunction with the major remodel of an existing two-story single-family dwelling consisting of a 1,007 square-foot addition, the demolition of an existing garage/carport, and the construction of a new garage and entry breezeway.

2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project.

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.

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Review Of File: The file, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1318 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. Other services, such as translation between English and other languages, may also be provided upon request.

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.

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. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

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.