



## Department of City Planning

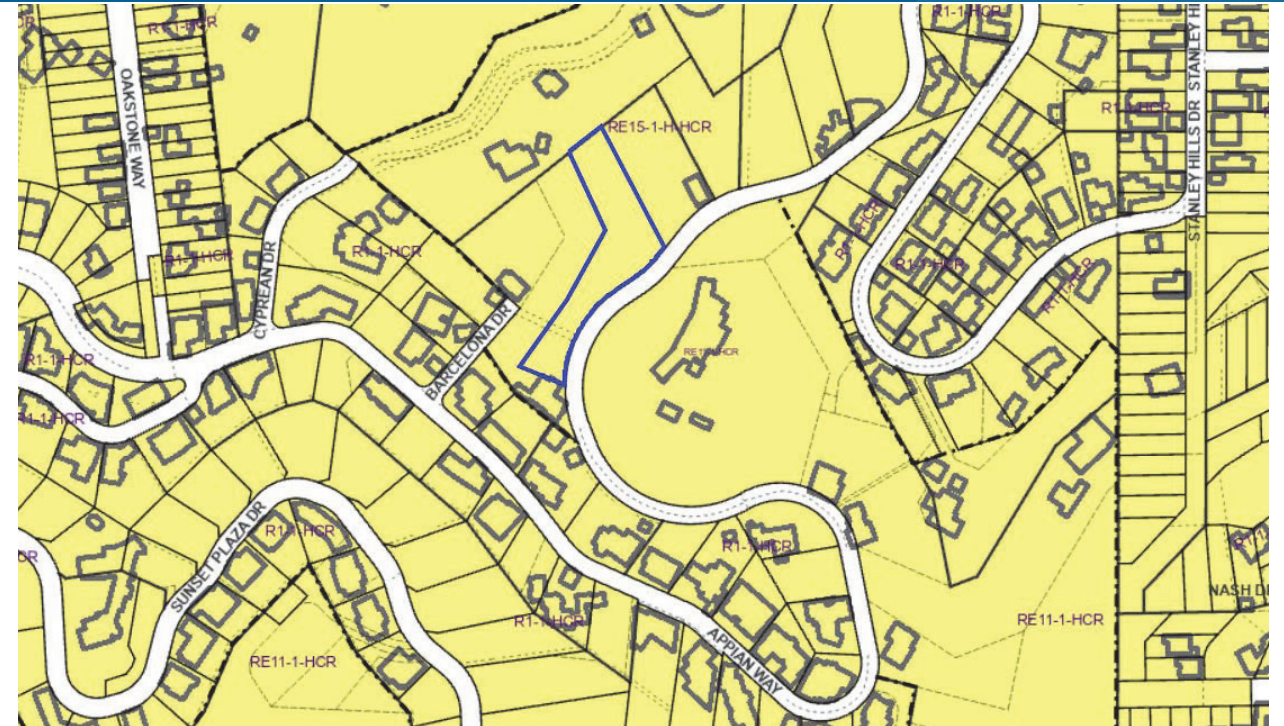
28 Valley Street  
Pasadena, CA 91105

# Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知

Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր

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**Tuesday, May 20, 2025**  
9:30 a.m.

For a new single-family dwelling and  
two new retaining walls

**Project Located at:**  
8665-8675 West Appian Way

**Hearing Conducted by:**  
Associate Zoning Administrator

This public hearing will be conducted entirely virtually and  
will allow for remote public comment.

### Options to Participate:

By phone: (669) 900 - 9128 or (213) 338 - 8477  
When prompted, enter the Meeting ID: **848 0934 5546 #**

With a PC, MAC, iPad, iPhone, or Android, click on this URL:  
<https://planning-lacity-org.zoom.us/j/84809345546>  
Enter Meeting ID: 848 0934 5546 and Passcode: 248444

You will be auto-muted when entering the meeting. To comment on an  
agenda item, click the raise hand icon (Webinar) or press \*9 (Phone)  
to “raise your hand” virtually following staff calling the item.

The meeting’s agenda will be provided no later than 72 hours  
before the meeting at [planning4la.org/hearings](https://planning4la.org/hearings). Please note that  
virtual meeting instructions will be provided on the meeting agenda.

### Project Address

8665-8675 West Appian Way, 90046

Sitio de Proyecto  
프로젝트 주소 • 項目地址  
Address ng Proyekto

### Proposed Project

Proyecto Propuesto  
프로젝트 제안 • 擬議項目  
Iminungkahing Proyekto  
Առաջարկվող ծրագիր

The construction, use, and maintenance of a new, 2,081-square-foot  
single-family dwelling with an attached two-car garage on a 23,965-square  
foot hillside lot. The overall height as measured from the lowest point within  
five (5) feet of the building is 20 feet, 8 inches. The proposed envelope height  
is 19 feet, 9 inches. The proposed height within 20 feet of the front lot line as  
measured from the centerline of Appian Way is 24 feet. The project proposes  
to demolish two (2) existing retaining walls, keep 24 existing retaining walls,  
and construct two (2) new retaining walls measuring between 5 feet, 8 inches  
and 7 feet, 4 inches in height. The project proposes 319 cubic yards of cut and  
5 cubic yards of fill. The project will export 314 cubic yards of soil and no  
import is proposed.

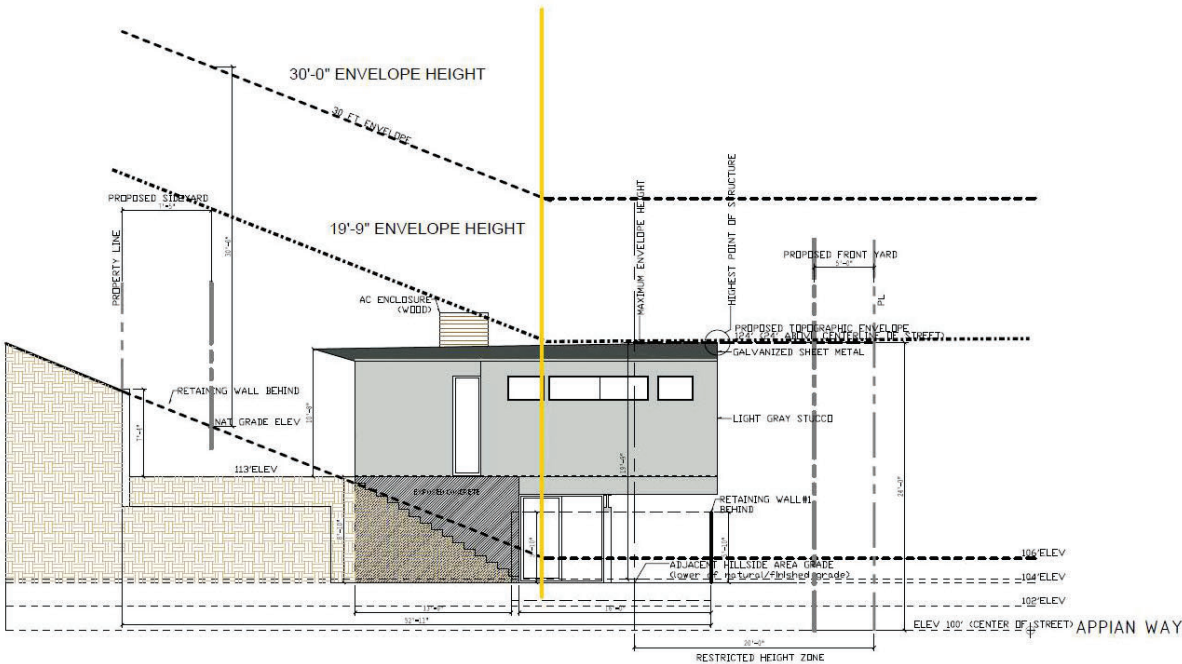


Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Associate Zoning Administrator will consider:

1. An Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15303 (Class 3) 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.28, a Zoning Administrator's Determination to permit the construction, use, and maintenance of a single-family dwelling without a minimum 20-foot-wide adjacent roadway as otherwise required by LAMC Section 12.21 C.10(i)(2);
3. Pursuant to LAMC Section 12.24 X.28, a Zoning Administrator's Determination to permit the construction, use, and maintenance of a single-family dwelling without a minimum 20-foot-wide continuous paved roadway from the driveway apron to the boundary of the hillside, as otherwise required by LAMC Section 12.21 C.10(i)(3);
4. Pursuant to LAMC Section 12.24 X.26, a Zoning Administrator's Determination to permit the construction, use, and maintenance of two (2) retaining walls ranging in height from 5 feet, 8 inches to 7 feet, 4 inches in height and the maintenance of 24 existing retaining walls up to three (3) feet in height in lieu of of the maximum of two (2) retaining walls no greater than 10 feet in height otherwise permitted by LAMC Section 12.21 C.8(a);
5. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to permit the construction of two (2) retaining walls with a maximum height of 7 feet, 4 inches in the required side yards within the Hillside Area, in lieu of the maximum height of six (6) feet otherwise permitted by LAMC Section 12.22 C.20(f)(3); and
6. Pursuant to LAMC Section 12.37 I, a Waiver of Dedication and Improvement of a five (5)-foot dedication and a five (5)-foot roadway widening along Appian Way.



Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s): ZA-2023-7650-ZAD-ZAA-WDI  
Environmental Case Number(s): ENV-2023-7651-CE

Related Case Number(s): N/A  
Overlay(s): N/A

Zone: RE15-1-H-HCR

Land Use Designation: Low II Residential  
Community Plan Area: Hollywood Community Plan

Council District: 4 - Raman  
Applicant: Kendall Cornell  
Representative: Larry Mondragon, Craig Fry & Associates LLC  
Assigned Staff Contact Information: Dylan Lawrence, City Planning Associate  
dylan.lawrence@lacity.org  
213-978-1182  
200 North Spring Street, Room 621  
Los Angeles, CA 90012

Who's Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知  
Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

General Information - Visit our website at [planning4la.org/hearings](http://planning4la.org/hearings) for general information about public hearings and the exhaustion of administrative remedies.

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.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email [per.planning@lacity.org](mailto:per.planning@lacity.org) a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation 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.