



Department of City Planning
P.O. Box 6069
Sherman Oaks, CA 91413

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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Wednesday, June 11, 2025
10:00 a.m.

Modification of a Recorded Tract Map to revise BOE's conditions regarding improvements along Detroit Street and Waring Avenue

Project Located at:

800 North Detroit Street

Hearing Conducted by:

Deputy Advisory Agency

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

Options to Participate:

By phone: (213) 338-8477 or (669) 900-9128
When prompted, enter the Meeting ID: 841 0716 9557 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/84107169557>
Enter Meeting ID: 841 0716 9557 and Passcode: 790562

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. Please note that virtual meeting instructions will be provided on the meeting agenda.

Project Address

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

800 North Detroit Street (800-802 North Detroit Street; 7115 West Waring Avenue), 90046

Proposed Project

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

The proposed project involves modifying Recorded Tract Map No. 72980-CN, originally approved on March 22, 2017. The modification seeks to revise Condition of Approval No. S-3(i)(a) to allow for the option of a 10-foot full-width concrete sidewalk with tree wells along Detroit Street and introduce a new Condition of Approval No. S-3(i)(c) to adjust the improvement requirements for Waring Avenue. Instead of mandating a 5-foot-wide concrete sidewalk with landscaped parkways, the revised conditions would require repairing the existing sidewalk, curb, and gutter to the satisfaction of the Bureau of Engineering.

According to the applicant, the original improvement requirements along Waring Avenue were not feasible due to the presence of existing LADWP power poles, electrical lines, and their proximity to the existing structure.

Actions Requested

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

The Deputy Advisory Agency will consider:

- 1. Pursuant to California Environmental Quality Act (“CEQA”) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15303 (Class 3) 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 Section Chapter 1A Section 13B.7.4.H., a Modification of Recorded Tract Map for the revision of Condition Number S-3(i)(a) and the addition of Condition Number S-3(i)(c) regarding improvements of the public right-of-way along the north side of Waring Avenue and the east side of Detroit Street.

Case Information

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

Case Number(s): TT-72980-CN-M1

Environmental Case Number(s): ENV-2014-4479-CE

Related Case Number(s): N/A

Overlay(s): N/A

Zone: [Q]R3-1XL

Land Use Designation: Medium Residential

Community Plan Area: Hollywood Community Plan

Council District: 5 - Young-Yaroslavsky

Assigned Staff Contact Information:

Applicant: Dr. Josef Mamaliger, 800 N Detroit, LLC

Representative: Camille Zeitouny, Zeitouny & Associates, Inc.

Dylan Lawrence, City Planning Associate
dylan.lawrence@lacity.org
(213) 978-1182
200 N. 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 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 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.

