

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  
**Date:** Friday, March 27, 2015  
**Time:** 10:00 a.m.  
**Place:** Marvin Braude San Fernando Valley  
Constituent Services Center  
6262 Van Nuys Boulevard, Room 1B  
Van Nuys, CA 91401

**Case No.:** ZA 2012-0104(ZAA)(ZAD)  
**CEQA No.:** ENV 2012-105-MND  
**Council No.:** 4  
**Plan Area:** Hollywood  
**Zone:** R1-1

**Applicant:** Jordan Alan

**Representative:** Elena Hoshizaki

**Staff Contact:** Marianne King  
**Phone No.:** (818) 374-5059  
Marianne.King@lacity.org

**PROJECT LOCATION:** 7419 Del Zuro Drive

**REQUESTED ACTION:** The Zoning Administrator will consider:

1. Pursuant to the provisions of Section 12.28-A of the Los Angeles Municipal Code, Zoning Administrator's Adjustments from: a) Section 12.21-C,1(g) to allow a maximum 12-foot in height and 6-foot in height fence within the front yard setback and extending into the public right-of-way, in lieu of the maximum 3-1/2 feet otherwise permitted; and to allow a maximum 19-foot in height combination retaining wall and fence within the southerly side yard setback and extending into the public right-of-way, in lieu of the maximum 6-foot height otherwise permitted; b) Section 12.21-C,5(b) to allow a 190 square-foot recreation room addition to the existing detached garage and a detached two-car carport, both located on the front half of the lot, in lieu of being located on the rear half of the lot or 55 feet from a front property line; c) Section 12.21-C,5(d) to allow a 4-foot 8-inch building separation between an existing detached garage with 190 square-foot recreation room addition and the main dwelling in lieu of the minimum 10-foot separation otherwise required; d) Section 12.21-C,5(e) to allow a 500-square-foot recreation room addition to a single-family dwelling within 5 feet of the rear lot line and both a 190 square-foot recreation room addition to the existing detached garage and a new, detached, approximately 280 square-foot recreation room nearer to the side lot line that otherwise required for a

main building of the same height; e) Section 12.21-C,10(a) to allow an 8-1/2-inch northerly side yard setback, in conjunction with a 190 square-foot recreation room addition to the existing detached garage; an approximately 3-foot 11-inch northerly side yard setback in conjunction with an approximately 215 square-foot kitchen addition; and a zero-foot southerly side yard setback, in conjunction with a new, detached, approximately 280 square-foot recreation room also extending into the public right-of-way; all in lieu of the minimum 5 feet otherwise required; f) Section 12.21-C,10(a) to allow a 4-1/2-foot rear yard setback in lieu of the minimum 15 feet otherwise required, in conjunction with a 500 square-foot recreation room addition; and 2) a Zoning Administrator's Determination, pursuant to the provisions of Section 12.24-X,28 of the Los Angeles Municipal Code, to permit a 4-1/2-foot front yard setback in lieu of the minimum 5 feet otherwise required by Section 12.21-C,10(a)(2), in conjunction with a 190 square-foot recreation room addition to the existing detached garage; all in conjunction with an existing one-story, approximately 1,850 square-foot single-family dwelling and detached 391 square-foot two-car garage, on property located within the R1-1 Zone.

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, Zoning Administration Section, 6262 Van Nuys Boulevard, Room 351, Van Nuys, CA 91401 (attention: Marianne King).

**Review of File:** The file, including the application and the environmental assessment, are available for public inspection at this location between the hours of 7:30 a.m. to 4:30 p.m. Monday, Tuesday, Thursday and Friday, 9:00 a.m. to 4:30 p.m. Wednesday. Please call (818) 374-5074 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.*