



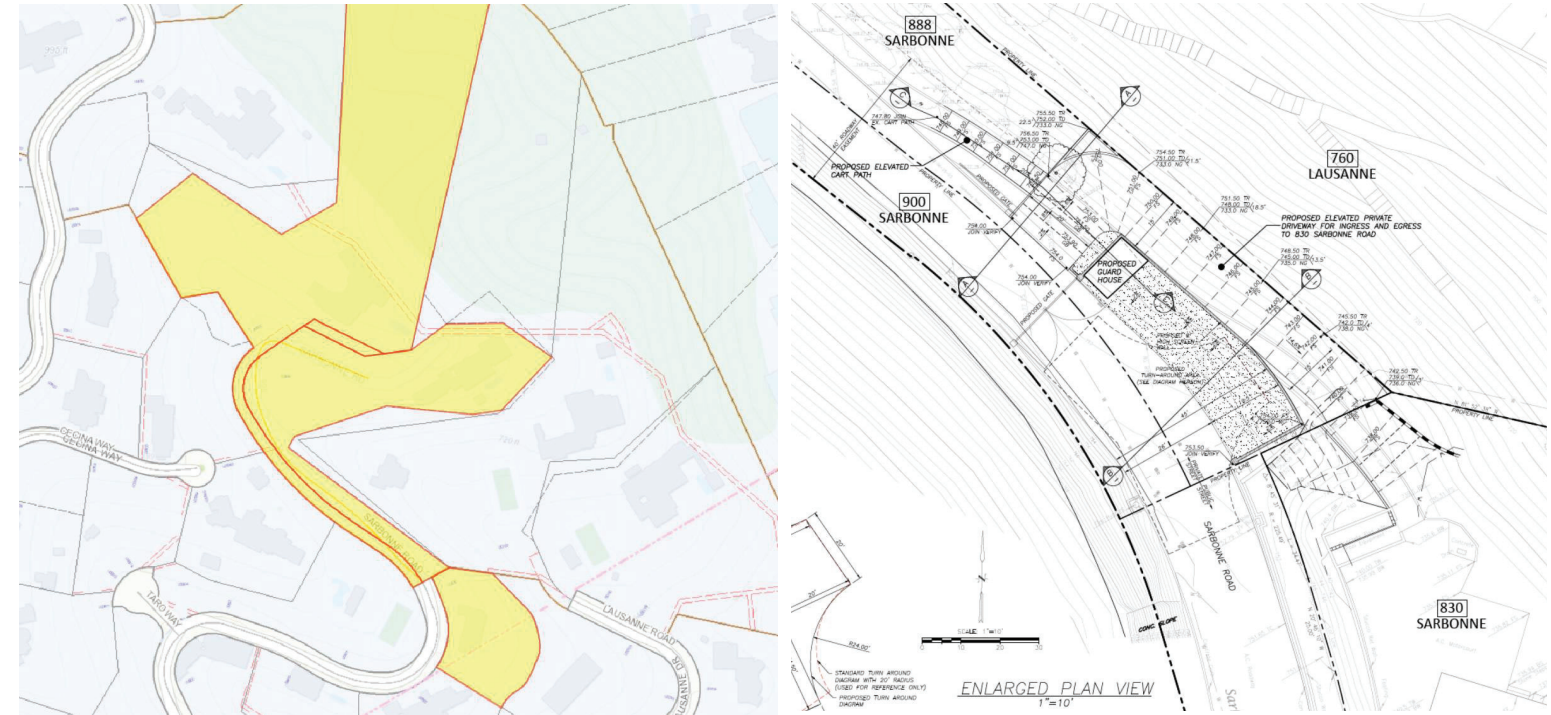
**Department of City Planning**  
P.O. Box 6069  
Sherman Oaks, CA 91413

# 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, July 14, 2021**  
9:30 a.m.

Private street and new guard house, screen wall, automobile gate, pilasters, elevated driveway, and elevated cart path.

### Project Located at:

830, 888, and 900 North Sarbonne Road

### Hearing Conducted by:

Deputy Advisory Agency and Zoning Administrator

In conformity with the Governor's Executive Order N-29-20 (3/17/20) and as a result of COVID-19, this public hearing will be conducted telephonically 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: 896 0055 5391 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:  
<https://planning-lacity-org.zoom.us/j/89600555391>  
Enter Meeting ID: 89600555391 and Passcode: 582026

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

830, 888, and 900 North Sarbonne Road, 90077

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

### Proposed Project

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

An application for a Private Street to provide legal access for three single family dwellings at Parcel A (830 North Sarbonne Road), Parcel C (888 North Sarbonne Road), and Parcel D (900 North Sarbonne Road), in conjunction with the construction, use, and maintenance of the following: (1) a 90 square-foot accessory structure (guard house) measuring 10-feet 8-inches in height located at 888 North Sarbonne Road, (2) a 6-foot tall screen wall within the required front yard of 888 North Sarbonne Road, (3) an 8-foot tall automobile gate and 8-foot 6-inch tall pilasters within the side yard setbacks of 888 and 900 North Sarbonne Road, and (4) an elevated driveway with a maximum height of 25-feet 2-inches and an elevated cart path with a maximum height of 10-feet 6-inches located within the required front and side yard setbacks of 888 North Sarbonne Road.

## Actions Requested by the Applicant

Acciones Solicitadas por el Solicitante • 신청인이요청한실행사항 • 申請人所要求的事項  
Mga Pagkilos na Hiniling ng Aplikante • Դիմումատուի կողմից պահանջվող գործողություններ

### The Deputy Advisory Agency will consider:

1. An Exemption from CEQA pursuant to CEQA Guidelines 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; and
2. Pursuant to Los Angeles Municipal Code (LAMC) Chapter 1, Article 8, a Private Street to permit legal access for three existing single family dwellings at Parcel A (830 North Sarbonne Road), Parcel C (888 North Sarbonne Road), and Parcel D (900 North Sarbonne Road).

### The Zoning Administrator will consider:

1. An Exemption from CEQA pursuant to CEQA Guidelines 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 LAMC Section 12.28, a Zoning Administrator's Adjustment to allow a 7-foot 5-inch side yard in lieu of the required 10-foot side yard otherwise required by LAMC Section 12.21-C,10(a), in conjunction with the construction of an accessory structure (guard house) at 888 North Sarbonne Road;
3. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow an accessory structure (guard house) within 55 feet from the front property line otherwise not allowed by LAMC Section 12.21-C,5(b) at of 888 North Sarbonne Road;
4. Pursuant to LAMC Section 12.24-X,7, a Zoning Administrator's Determination to allow a six-foot tall screen wall within the required front yard setback for 888 North Sarbonne Road in lieu of the maximum 3-foot 6-inches otherwise allowed by LAMC 12.21-C,1(g);
5. Pursuant to LAMC Section 12.24-X,7, a Zoning Administrator's Determination to allow an over-in-height wall and gate measuring 8-feet in height and pilasters measuring 8-feet 6-inches in height within the required side yard setbacks for 888 and 900 North Sarbonne Road in lieu of the maximum 6-feet otherwise allowed by LAMC 12.21-C,1(g); and
6. Pursuant to LAMC Section 12.27, a Zone Variance to permit an elevated driveway and an elevated cart path within the required front and side yard setbacks of 888 North Sarbonne Road in lieu of open and unobstructed front and side yard setbacks otherwise required by LAMC Section 12.21-C,1(g).

**Division of Land:** Please note that the subdivision staff report will be available five (5) days prior to the public hearing as a hyperlinked document on the project's associated Hearing Agenda. To access the staff report, visit [planning.lacity.org](http://planning.lacity.org) and select "Hearings" on the homepage. Once there you may locate your project's hearing agenda by filtering the geographic region where the project is located and selecting the appropriate Hearing Agenda icon. Staff Reports are hyperlinked to the case numbers.

## Case Information

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

### Case Number(s):

PS-1445  
ZA-2019-3647-ZV-ZAD-ZAA

### Related Case Number:

N/A

### Zone:

RE20-1-H-HCR, RE40-1-H-HCR

### Land Use Designation:

Very Low I Residential, Minimum Residential

### Applicant:

Page Jenkins, Successor Trustee of the Sarbonne Trust;  
The 888 Green Shell Trust, Brian E. Joseph, Trustee;  
City National Bank, Trustee of the 900 Trust

### Representative:

Chris J. Parker,  
Pacific Crest Consultants

### Overlays:

None

### Environmental Case Number(s):

ENV-2019-3651-CE

### Council District:

5 - Koretz

### Community Plan Area:

Bel Air - Beverly Crest

### Assigned Staff Contact Information:

Esther Serrato, City Planning Associate  
[esther.serrato@lacity.org](mailto:esther.serrato@lacity.org)  
(213) 978-1211  
200 North Spring Street, Room 720  
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, or because you requested to be added to the interested parties list. 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.