



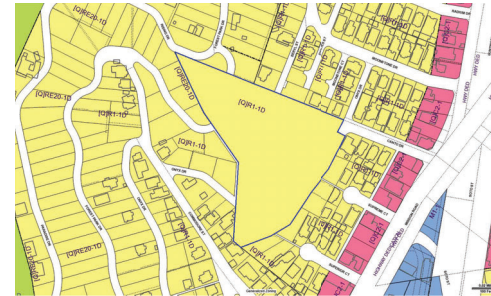
Department of City Planning
P.O. Box 6069
Sherman Oaks, CA 91413

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



311 • Traducción • 번역 • 翻译 • Pagsasalin • Թարգմանություն



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Traducción
번역 • 翻译
Pagsasalin
Թարգմանություն



Thursday, September 23, 2021
9:30 a.m.

32 small lot homes
This Hearing has been moved from
September 8, 2021 to September 23,
2021

Project Located at:

2730 N Onyx Dr, 4102 E Superior Ct,
4103 E Superior Ct, 4108 E Superior Ct

Hearing Conducted by:

Deputy Advisory Agency & Hearing
Officer, on behalf of East LA APC

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: 864 8530 0629#

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/86485300629>
Enter Meeting ID: 86485300629 and Passcode: 804262

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

2730 North Onyx Drive, 4102 E Superior Ct, 4103 E Superior Ct, 4108 E Superior Ct

Proposed Project

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

The proposed Project is for the construction, use, and maintenance of 32 small lot homes on an approximately 186,956-square foot site. The site would be subdivided from four existing parcels into 32. The floor area of each unit varies from 1,566 to 2,206 square feet, with an attached two (2) car garage, and a proposed maximum height of 30 feet for some of the units. Also proposed is the construction of related improvements, including new public roads, curb and gutters, retaining walls, driveways, common access areas, public access staircases, private pocket parks, and utilities. Earthwork for the proposed Project would result in approximately 22,474 cubic yards of cut, 4,960 cubic yards of fill, and 17,514 cubic yards of soil export. Project construction would also require removal of 31 Protected Trees (California Black Walnut), which would be replaced with review and approval by the Board of Public Works.

Actions Requested by the Applicant

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

REQUESTED ACTION(S):

The Advisory Agency shall consider:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b), the whole of the administrative record, including Mitigated Negative Declaration (MND), Case No. ENV-2014-3179-MND, and all comments received; and
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.03 and 17.15, Vesting Tentative Tract Map No. 72393-SL for the re-subdivision of the four existing lots into 32 small lots pursuant to LAMC Section 12.22 C.27 (Ordinance No. 176,354) for the construction of 32 small lot homes and pursuant to LAMC Section 17.13, the approval of a haul route for the export of 17,514 cubic yards of soil.

The Hearing Officer on behalf of the East Los Angeles Area Planning Commission shall consider:

3. Pursuant to CEQA Guidelines Section 15074(b), the whole of the administrative record, including MND, Case No. ENV-2014-3179-MND, and all comments received;
4. Pursuant to LAMC Section 12.32, a Zone Change from [Q]R1-1D to (T)(Q)RD5-1D and modifications to the existing permanent Qualified "Q" Conditions contained within the Northeast Hillside Ordinance No. 180,403;
5. Pursuant to LAMC Section 12.32, a Height District change to allow height to exceed the maximum building heights specified by Ordinance No. 180,403 Section 3.A.1.a, limiting structures to a maximum height of 30 feet;
6. Pursuant to LAMC Section 12.32, a Zone Change to allow height to exceed the maximum height for structures within 50 linear feet of identified ridgelines as specified by Ordinance No. 180,403 Section 2.A.2.e.;
7. Pursuant to LAMC Section 12.32, a Zone Change to allow height to exceed the maximum retaining wall heights specified by Ordinance No. 180,403 Section 2.A.3.a.;
8. Pursuant to LAMC Section 12.27, a Zone Variance from the [Q] Conditions of Ordinance No. 180,403 to permit grading in excess of the 1,000 maximum cubic yards otherwise allowed on a single lot;
9. Pursuant to LAMC Section 12.24 X.28(a)(7)(i), a Zoning Administrator's Determination to permit the construction, use, and maintenance of two dwelling units (Lot 1 and Lot 2) fronting a Substandard Hillside Limited Street (Rising Drive and Forest Park Drive) that is not improved to an Adjacent Minimum Roadway width of at least 20 feet, as required by LAMC Section 12.21 A.17(e)(i)(2);
10. Pursuant to LAMC Section 12.24 X.28.(7)(ii), a Zoning Administrator's Determination to permit the construction, use, and maintenance of 3 dwellings on lots that have less than the minimum 20-foot wide continuous paved roadway from the driveway apron to the boundary of the Hillside Area, as required by LAMC Section 12.21 A.17 (e); and
11. Pursuant to LAMC Section 12.24 X.26.(a), a Zoning Administrator's Determination to allow the construction of more than two retaining walls on a single lot as limited by LAMC Section 12.21 C.8.

Case Information

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

Case Number(s):

VTT-72393-SL;
APCE-2014-3178-ZCJ-HD-ZV-ZAD

Related Case Number:

N/A

Zone:

[Q]R1-1D

Land Use Designation:

Low Residential

Council District:

14 - de León

Applicant:

Henry Saurez Yalla Yalla, LLC

Representative:

Elizabeth Camacho, Loeb & Loeb LLP ; Kiyoshi Graves

Overlays:

Northeast Hillside Ordinance (No. 180,403)

Environmental Case Number(s):

ENV-2014-3179-MND

Community Plan Area:

Northeast Los Angeles

Assigned Staff Contact Information:

Debbie Lawrence, AICP, Senior City Planner
debbie.lawrence@lacity.org
213-978-1163
200 N. Spring St., 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, 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 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.