




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

Notice of Public Hearing

Aviso de Audiencia Pública • 公開聴證會通知
공청회통지 • Abiso ng Pagdinig sa Publiko
Հանրային լսումների մասին ծանուցագիր

 **311** | Traducción
번역 • 翻譯
Pagsasalin
Թարգմանություն



Thursday, May 11, 2023
10:00 a.m.

The construction of a new single family home.

Project Located at:
4335 East Raynol Street

Hearing Conducted by:
Zoning Administrator

Due to COVID-19 and continued concerns that meeting in person would present imminent risks to the health and safety of the attendees, this meeting will be conducted via telephone and/or videoconference. It is further noted that the Office of Zoning Administration hearings are not subject to the Brown Act and thus, not subject to provisions of AB 361.

Options to Participate:

By phone: (669) 900 - 9128 or (213) 338 - 8477
When prompted, enter the Meeting ID: **828 2800 2048 #**

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/82828002048>
Enter Meeting ID: 828 2800 2048 and Passcode: 231925

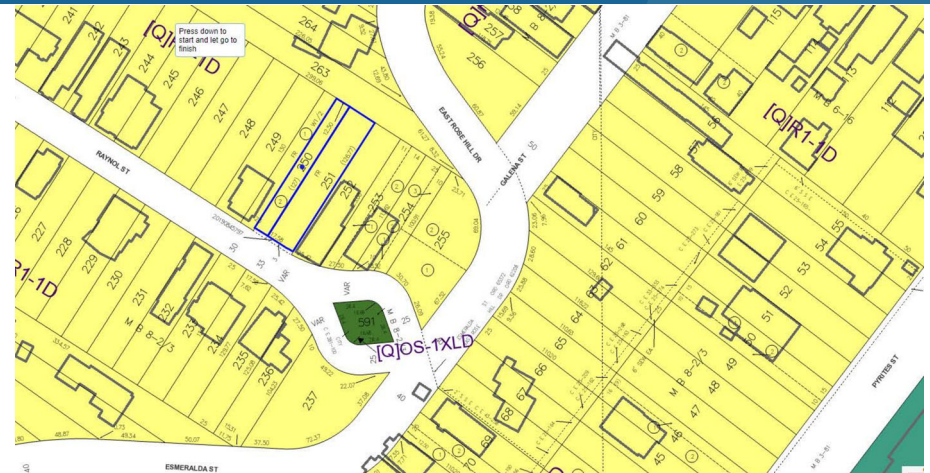
You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to "raise your hand" virtually following staff calling the item.

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.

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Project Address

4335 East Raynol Street, Los Angeles, CA 90032

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 project proposal includes a Zoning Administrators Determination to permit the construction use, and maintenance of a new three (3) story, 2, 013 square foot single family home with a detached carport on a 4,764 square foot lot.

Actions Requested

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

The Zoning Administrator will consider:

1. An Exemption from CEQA pursuant to the CEQA Guidelines, Section 15303, Class 3 (new construction), 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 12.24 X. 28, a Zoning Administrator's Determination to permit construction, maintenance, and use of a single family residence on a lot fronting on a Substandard Hillside Limited Street (Raynol Street) that is improved with an Adjacent Minimum Roadway width less than twenty (20) feet, as required by LAMC Section 12.21 C.10(i)(2); and
3. Pursuant to Los Angeles Municipal Code 12.24 X. 28, a Zoning Administrator's Determination to permit the construction, maintenance, and use of a single family residence on a lot fronting on a Substandard Hillside Limited Street (Raynol Street) where a twenty (20) foot wide minimum continuous paved roadway is not provided from the driveway apron to the boundary of the hillside area, as required by LAMC Section 12.21 C.10(i)(3).

Case Information

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

Case Number(s):

ZA-2022-1465-ZAD-HCA

Environmental Case Number(s):

ENV-2022-1466-CE

Related Case Number(s):

ADM-2019-5299-QC

Overlay(s):

Northeast Hillside Ordinance

Zone:

[O]R1-1D

Land Use Designation:

Low Residential

Community Plan Area:

Northeast Los Angeles

Council District:

14 - de Leon

Assigned Staff Contact Information:

Pablo Estrada, City Planning Associate
Pablo.estrada@lacity.org
Phone Number (818) 374- 5033
200 North Spring Street Room 621
Los Angeles, CA 90012

Applicant:

Juan & Aida Calderon

Representative:

Elizabeth Herron, Elizabeth Herron Architecture

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 abutting 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.

