



**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



# Notice of Public Hearing

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

☎ 311 | Traducción  
번역 • 翻译  
Pagsasalin  
Թարգմանություն



**Wednesday, June 28, 2023**  
9:30 a.m.

Modification of a Final Parcel Map to revise BOE's conditions regarding the dedication along Silver Lake Blvd.

**Project Located at:**

2389 North Silver Lake Boulevard

**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: (669) 900 - 9128 or (213) 338 - 8477  
When prompted, enter the Meeting ID: 875 7328 3328 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:  
<https://planning-lacity-org.zoom.us/j/87573283328>  
Enter Meeting ID: 87573283328 and Passcode: 819054

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**

2389 North Silver Lake Boulevard

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

The proposed project is a Modification of a Preliminary Parcel Map, approved on September 30, 2010, to revise Condition No. 1 regarding a dedication requirement along North Silver Boulevard, as follows:

- 1) A 5-foot wide strip of land be dedicated along Silver Lake Boulevard adjoining the subdivision to complete 45-foot wide half right-of-way dedication in accordance with Secondary Highway Standards. Due to standard changes to the Los Angeles Mobility Plan 2035, the project requests that the dedication requirement be reduced from 5 feet to 3 feet to complete a 43-foot wide half right-of-way dedication in accordance to Avenue II standards.

## Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求的事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Deputy Advisory Agency will consider:

1. After consideration of the whole administrative record, that the project was assessed in Mitigated Negative Declaration (ENV-2009-3484-MND), adopted on March 31, 2010; and pursuant to CEQA Guidelines 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for the approval of the project; and
2. Pursuant to Los Angeles Municipal Code Section 17.53 H, a Modification to a Preliminary Parcel Map for the revision of Condition No. 1 regarding the dedication requirement along North Silver Lake Boulevard from 5 feet to 3 feet.

## Case Information

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

### Case Number(s):

AA-2009-3483-PMLA-M1

### Environmental Case Number(s):

ENV-2009-3484-MND

### Related Case Number(s):

AA-2009-3483-PMLA

### Overlay(s):

N/A

### Zone:

R1-1VL

### Land Use Designation:

Low Residential

### Community Plan Area:

Silver Lake - Echo Park - Elysian Valley

### Council District:

4 - Raman

### Assigned Staff Contact Information:

David Woon, Planning Assistant  
David.Woon@lacity.org  
(213) 978-1368  
200 North Spring Street, Room 763  
Los Angeles, CA 90012

### Applicant:

Richard Nagler, 2389 Silver Lake, LLC

### Representative:

Steve Nazemi, DHS & Associates, Inc.

## Who's Receiving This Notice

Quién recibe este aviso • 본통지를 받은 사람들 • 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.