



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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LOS ANGELES
CITY PLANNING



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Tuesday, January 16, 2024

10:00 a.m.

For a 2,569 square-foot addition to the accessory structure, a second dwelling unit, exterior staircase, and continued use of an artwork structure.

Project Located at:

10104 West Angelo View Drive
Los Angeles, CA 90210

Hearing Conducted by:

Zoning Administrator

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: 825 7311 3728#

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/82573113728>

Enter Meeting ID: 825 7311 3728 and Passcode: 938256

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

10104 West Angelo View Drive, Beverly Hills, CA 90210
(10106 West Angelo View Drive, 1238 North Angelo Drive)

Proposed Project

Proyecto Propuesto

프로젝트 제안 • 擬議項目

Iminungkahing Proyekto

Առաջարկվող ծրագիր

The construction, use, and maintenance of a 2,569 square-foot addition containing a home theater to the existing accessory building, and the extension of a previously approved staircase within the westerly side yard.

The construction, use, and maintenance of a 1,260 square-foot second dwelling on an adjacent vacant lot to be tied to the subject property, creating a through-lot.

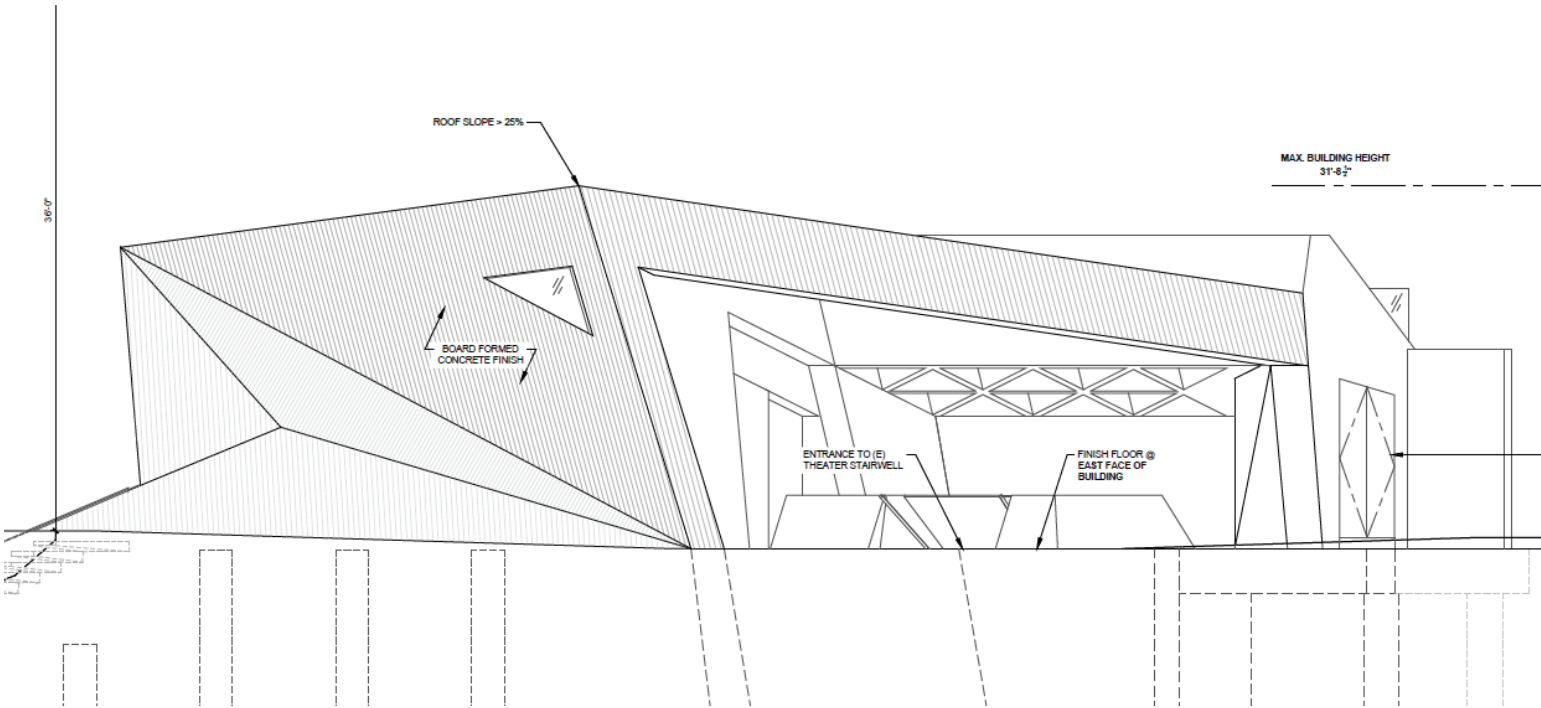
Legalize the continued use and maintenance of the 600 square-foot artwork structure located on the subject property. The structure was completed on December 9, 2008 under Building Permit No. 97010-70000-03929.

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 the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), and 15303, Class 3 (New Construction or Conversion of Small Structures), and 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 (LAMC) Section 12.27, a Zone Variance to allow:
(a) increase the Floor Area of an accessory structure 2,569 square feet beyond the previously approved amount, otherwise prohibited by LAMC Section 12.07.01 A.6; (b) relief from LAMC Section 12.07.01 A.1 for the construction of a 1,260 square-foot second dwelling on an adjacent lot to be tied; (c) the continued use and maintenance of a 600 square-foot artwork structure completed on December 9, 2008 under Building Permit No. 97010-70000-03929.
3. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.28, a Zoning Administrator's Adjustment to allow a reduced western side yard with a variable width of 1.5 to 8 feet for the construction of a staircase connecting with a previously approved staircase (ZA-2010-1966-ZV-ZAA-ZAD), in lieu of the 12-foot side yard otherwise required by LAMC Section 12.07.01 C.2.
4. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X.28, a Zoning Administrator's Determination to allow the second dwelling unit to exceed the maximum envelope height of 36 feet allowed by LAMC Section 12.21 C.10, by 4' - 2 5/8", or a total envelope height of 40' - 2 5/8" in order to avoid excess grading.
5. Pursuant to Los Angeles Municipal Code (LAMC) Section 16.05, a Site Plan Review for a single-family residential development with a cumulative Residential Floor Area (RFA) of 17,500 square feet or more in the HCR District.



Case Information

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

Case Number(s): ZA-2023-298-ZV-ZAA-ZAD-SPR	Environmental Case Number(s): ENV-2023-299-CE
Related Case Number(s): ZA-2010-1966-ZV-ZAA-ZAD	Overlay(s): Hillside Construction Regulations (HCR)
Zone: RE15-1-H-HCR	
Land Use Designation: Very Low I Residential	Community Plan Area: Bel Air - Beverly Crest
Council District: CD 5 - Katy Young Yaroslavsky	Assigned Staff Contact Information: Caelan Rafferty, Planning Assistant caelan.rafferty@lacity.org (213) 978-1197 200 N. Spring St., Room 720 Los Angeles, CA 90012
Applicant: James Perry	
Representative: R. Nicolas Brown, AICP	

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.