



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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Thursday, May 16, 2024

9:00 a.m.

Variance for substandard lot width and side yard setback reduction that corresponds to a lot line adjustment.

Site Address:

2338-2342 North Indiana Avenue

Hearing Conducted by:

Associate 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: **851 8623 1522#**

With a PC, MAC, iPad, iPhone, or Android, click on this URL:

<https://planning-lacity-org.zoom.us/j/85186231522>

Enter Meeting ID: 851 8623 1522 and Passcode: 398259

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.

Site Address

2338-2342 North Indiana Avenue

Dirección del Sitio

사이트 주소 • 網站地址

Address ng Lugar

Գտնվելու վայրի հասցե

Current Use

Uso Actual

현 사용처 • 使用現狀

Kasalukuyang Gamit

Ընթացիկ Օգտագործումը

The proposed project is to align the common property line between 2338 North Indiana Avenue and 2342 North Indiana Avenue with the current retaining wall between the two properties. No construction is proposed.

This necessitates a request for a variance for a substandard lot width and an adjustment for a setback reduction that corresponds to a lot line adjustment.

Actions Requested

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

The Associate Zoning Administrator will consider:

- 1. An Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Article 19, Section 15305 (Class 5), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Section 15300.2 applies.
- 2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.27, a Zone Variance to allow for a substandard lot with less than the required width of 65 feet.
- 4. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X.28, a Zoning Administrator's Adjustment to allow a northerly side yard setback of 4.6 feet and a southerly side yard of 5.9 feet in lieu of the required 8 feet pursuant to LAMC Section 12.21 C.10(a).

Case Information

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

Case Number(s): ZA-2022-5503-ZV-ZAA Environmental Case Number(s): ENV-2022-5504-CE

Related Case Number(s): AA-2021-2957-PMEX Overlay(s): N/A

Zone: [Q]RE9-1D-HCR

Land Use Designation: Low Residential Community Plan Area: Northeast Los Angeles

Council District: 14- Kevin de Leon Assigned Staff Contact Information:

Property Owner: Cortes (Lot 17) and Tang (Lot 18) Alex Truong, City Planner alexander.truong@lacity.org 213-978-3308 200 North Spring Street, Room 763 Los Angeles, CA 90012

Business Owner / Operator: Rick Jones

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.

