



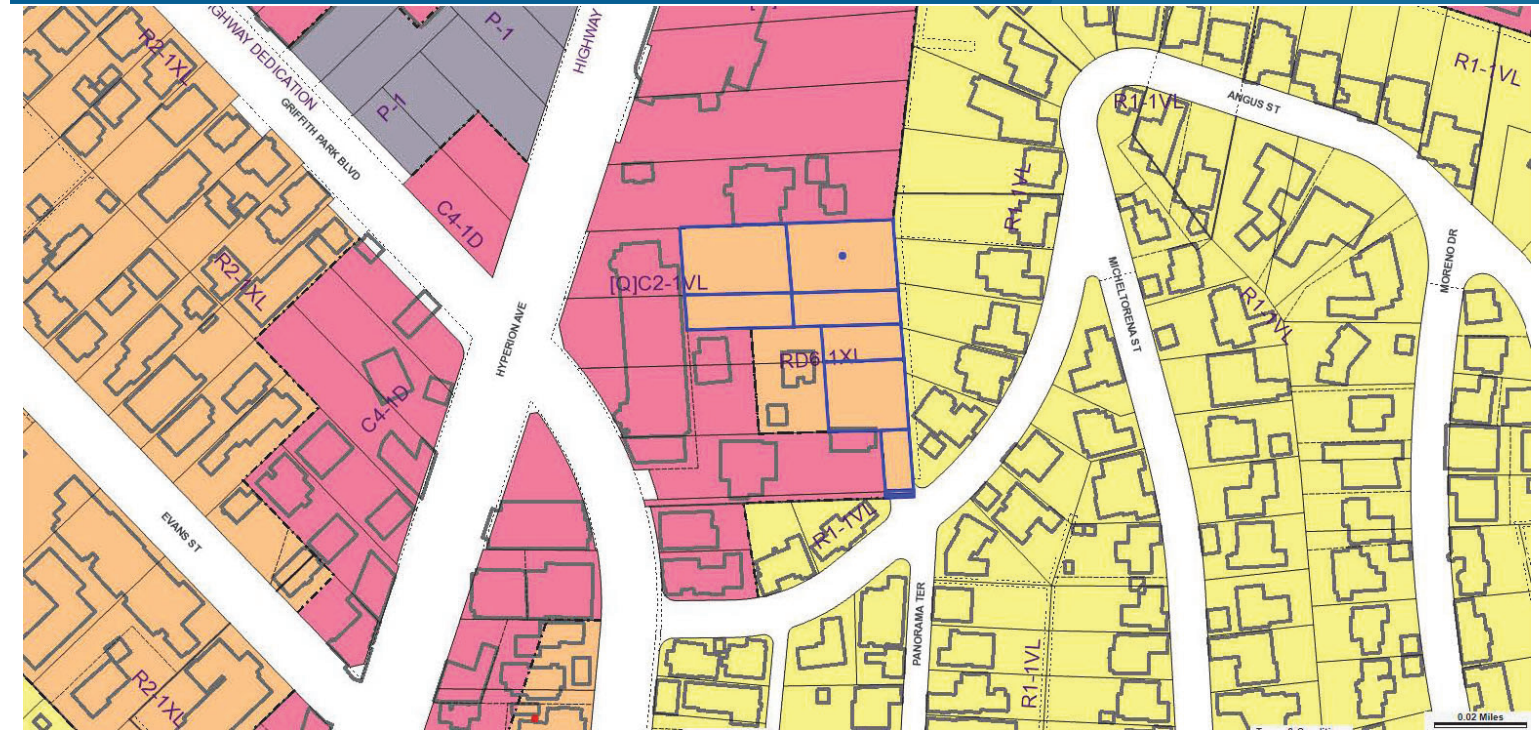
Department of City Planning
P.O. Box 6069
Sherman Oaks, CA 91413

Corrected Notice of Public Hearing

Aviso de Audiencia Pública Corregido • 更正公聽會通知單 • 공청회 정정 통지
Ang Tamang Abiso Ng Adhering • Ուղղված լսումների մասին ծանուցագիր



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Thursday, June 27, 2024
9:30 a.m.

For a new 5-unit small lot residential development with retaining walls/fences that exceed the height allowed by the Municipal Code

Project Located at:
3031 and 3033 West Angus Street

Hearing Conducted by:
Deputy Advisory Agency and Zoning Administrator

This public hearing will be conducted entirely virtually and will allow for remote public comment.

Options to Participate:
By phone: +1 213 338 8477 or +1 669 900 9128
When prompted, enter the Meeting ID: **818 0591 5882**

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/81805915882>
Enter Meeting ID: 818 0591 5882 and Passcode: 061340

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

3031 and 3033 West Angus Street, Los Angeles, CA 90039

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

A Vesting Tentative Tract Map for the merger and subdivision of ~~nine (9)~~ **seven (7)** lots into five (5) lots that total 37,864 square-feet for five (5) Small Lot Dwellings in the RD6-1XL Zone. The proposed dwellings will each be two stories tall. Dwelling No. 1 will rise to a maximum height of 26 feet and 7 inches and be comprised of 2,996 square-feet of Residential Floor Area. Dwellings No. 2, 3, 4, and 5 will each rise to a maximum height of 29 feet and 7 inches and be comprised of 2,365 square-feet of Residential Floor Area. A Zoning Administrator's Determination is requested for relief from the maximum heights permitted by LAMC Section 12.21 C.8(a) for retaining walls on Lots 1, 2, and 3. Additionally, a Zoning Administrator's Adjustment is requested to permit front, rear, and side yard fences that exceed the maximum heights allowed by LAMC Section 12.21 C.1(g).

Actions Requested

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

The Deputy Advisory Agency will consider:

1. An Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, ~~Section 15303, Class 3(b) (New Construction or Conversion of Small Structures)~~ **Section 15332, Class 32 (Infill Development Project)**, 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 (LAMC) Sections 17.06, 17.15, and 12.22 C. 27, a Vesting Tentative Tract Map for the merger and subdivision of ~~nine (9)~~ **seven (7)** lots into five (5) lots that total 37,864 square-feet to allow for the construction of five (5) Small Lot Dwellings in the RD6-1XL Zone.
3. Pursuant to LAMC Section 17.11, a Waiver of Dedication and Improvements to provide a zero-foot street widening in lieu of the otherwise required 9.8 foot street widening required to provide a 14-foot half roadway along the property's Angus Street frontage.

The Zoning Administrator will consider:

4. An Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, ~~Section 15303, Class 3(b) (New Construction or Conversion of Small Structures)~~ **Section 15332, Class 32 (Infill Development Project)**, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
5. Pursuant to LAMC Section 12.24 X.26, a Zoning Administrator's Determination to permit a maximum height of 14 feet for retaining walls in Lot 1, 2 and 3 in lieu of the 12 feet or 10 feet permitted by LAMC Section 12.21 C.8(a).
6. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to permit a maximum height of 14 feet for the combined fence and retaining wall in the front, rear, and side yard setbacks, exceeding the maximum heights permitted by LAMC Section 12.21 C.1(g) in the RD6-1XL zone.

Case Information

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

Case Number(s):

VTT-82865-SL-HCA
ZA-2022-8857-ZAD-ZAA-HCA

Environmental Case Number(s):

ENV-2022-8859-CE

Related Case Number(s):

ADM-2022-8858-SLD-HCA

Overlay(s):

N/A

Zone:

RD6-1XL

Land Use Designation:

Low Residential

Community Plan Area:

Silver Lake - Echo Park - Elysian Valley

Council District:

4 - Raman

Assigned Staff Contact Information:

Erick Morales, Planning Assistant
erick.morales@lacity.org
(213) 202-5440
200 North Spring Street, Room 621
Los Angeles, CA 90012

Applicant:

Etienne Guyot, Q by Q, LLC

Representative:

Amy Studarus, Pacific Crest Consultants

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 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.

