



Department of City Planning

P.O. Box 6069

Sherman Oaks, CA 91413

Notice of Public Hearing

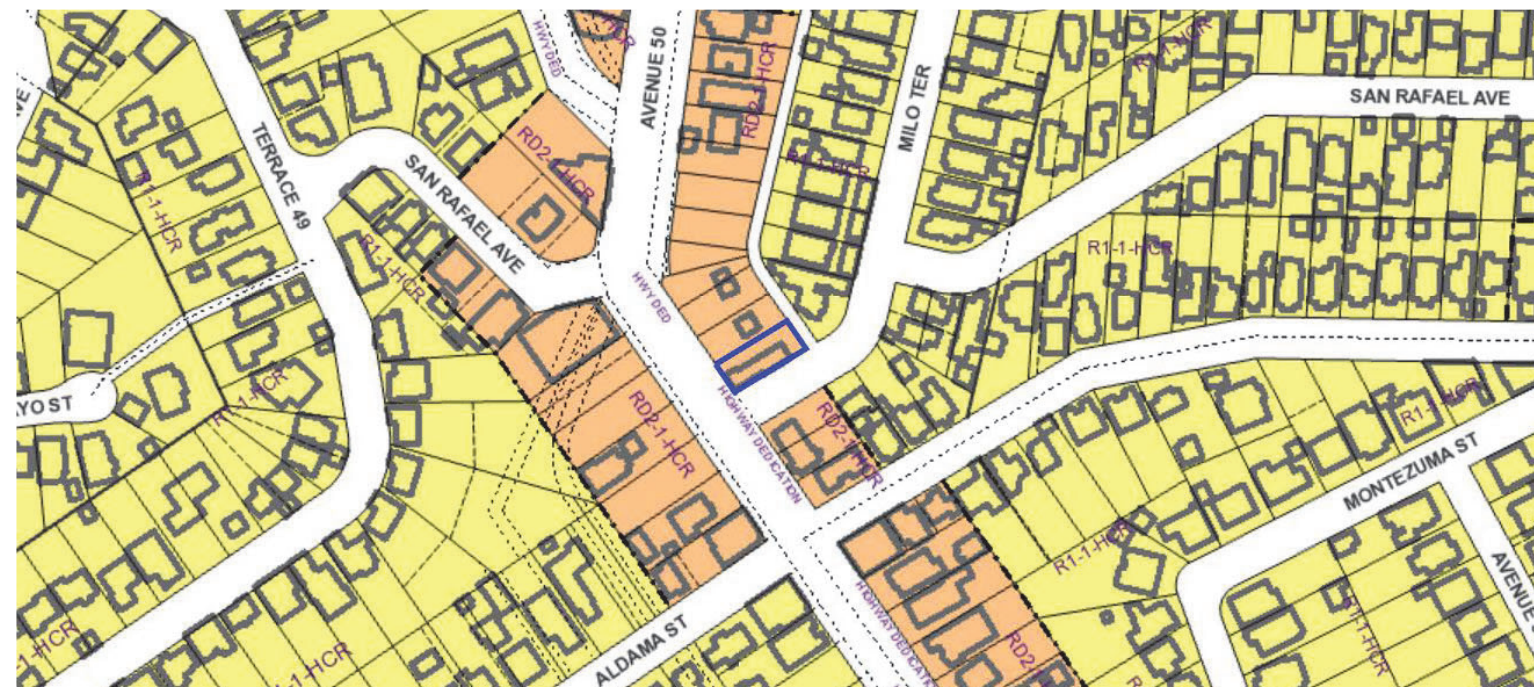
Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知

Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր

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LOS ANGELES
CITY PLANNING



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Thursday, September 19, 2024

9:00 a.m.

A request to maintain a nonconforming commercial use of a building in the RD2-1 Zone.

Project Located at:

768 North Avenue 50

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: **859 3583 2978#**

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

<https://planning-lacity-org.zoom.us/j/85935832978>

Enter Meeting ID: 859 3583 2978 and Passcode: 412323

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

768 North Avenue 50, Los Angeles, CA 90042

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 proposes the continued use and maintenance of a nonconforming commercial use in an existing 722 square-foot building the RD2-1 Zone in order to obtain a building permit for minor interior renovations. The renovations include the replacement of a structural beam, windows, doors, and accessories for compliance with the American Disabilities Act (ADA). The proposed project is related to Los Angeles Department of Building and Safety Order to Comply Case No. 936973 issued on October 19, 2023.

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, Section 15301, Class 1 (Existing Facilities), 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 12.24 X.27, a Zoning Administrator's Determination to allow the continued use and maintenance of a nonconforming commercial use of a building in the RD2-1 Zone.

Case Information

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

Case Number(s): ZA-2022-6361-ZAD Environmental Case Number(s): ENV-2022-6362-CE

Related Case Number(s): N/A Overlay(s): N/A

Zone: RD2-1

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

Council District: 1 - Hernandez Assigned Staff Contact Information:

Applicant: Sam Ristich, Ristich LLC Jonathan Hagar, Planning Assistant jonathan.hagar@lacity.org (818) 374-5060 200 N. Spring St., Room 763 Los Angeles, CA 90012

Representative: Alan Pinel

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.

MILO TERRACE

