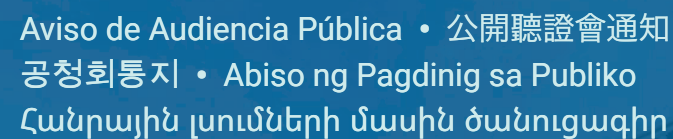


Department of City Planning
P.O. Box 6069
Sherman Oaks, CA 91413

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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The construction, use, and maintenance of a new, three (3)-story over one (1) basement-story mixed-use building totaling 18,799 square feet pursuant to the City's Density Bonus program. The project site consists of 3 lots that were previously developed with a church, garage, and one (1) dwelling unit. All structures on-site have been demolished. The new building will include 14 dwelling units, including two (2) dwelling units set aside for Very Low Income Households, and one (1) ground-floor commercial space measuring 1,071 square feet. The building will have a maximum building height of 44 feet, 6 inches. The project will include 21 residential parking spaces and three (3) commercial parking spaces. The project will include 20 bicycle parking spaces (16 long-term spaces and 4 short-term spaces). The project will provide 2,188 square feet of common open space on the roof deck level. There are no Protected Trees on-site and the project does not require any tree removals. The proposed project will also require a Haul Route for the proposed export of 2,965 cubic yards of earth materials.

Actions Requested

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

On behalf of the City Planning Commission, the Hearing Officer will consider:

- 1. An Exemption from CEQA pursuant to the CEQA Guidelines, Section 15332, Class 32 (in-fill development), 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) Section 12.22-A.25(g), a Density Bonus for a housing development project consisting of 14 dwelling units (of which two (2) units will be set aside for Very Low Income households) in lieu of the base density of 35 units, and requesting the following off-menu incentives and waivers:
 - a. An off-menu incentive to permit a 12-foot building height increase in lieu of the transitional height limitations pursuant to LAMC 12.21.1.A.10.
 - b. An off-menu incentive to permit a 26.7 percent increase in FAR to allow a 1.9:1 FAR in lieu of the 1.5:1 FAR permitted in the [Q]C1.5-1VL-CDO Zone.
 - c. A waiver of development standard to permit a front yard setback of one and one-half (1.5) feet in lieu of the 10 feet as required in the [Q]C1.5-1VL-CDO Zone.
 - d. A waiver of development standard to permit a southerly side yard setback of five and one-half (5.5) feet in lieu of the seven (7) feet as required in the [Q]C1.5-1VL-CDO Zone.
- 3. Pursuant to LAMC Section 13.08 and the Cypress Park and Glassell Park Community Design Overlay (CDO), a CDO Plan Approval for the construction, use, and maintenance of a new, three (3)-story over one (1) basement-story mixed-use building totaling 18,799 square feet.



Case Information

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

Case Number(s): CPC-2023-7708-DB-CDO-HCA	Environmental Case Number(s): ENV-2023-7709-CE
Related Case Number(s): N/A	Overlay(s): Cypress Park and Glassell Park CDO
Zone: [Q]C1.5-1VL-CDO	Community Plan Area: Northeast Los Angeles
Land Use Designation: Neighborhood Commercial	Assigned Staff Contact Information: Nashya Sadono-Jensen, City Planning Assoc. nashya.sadono-jensen@lacity.org 213-978-1363 200 North Spring Street, Room 621 Los Angeles, CA 90012
Council District: 13 - Hugo Soto-Martinez	
Applicant: Khajak Harootun - KAS Verdugo, LLC	
Representative: Chris Manasserian - Gonzales Law Group	

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.