

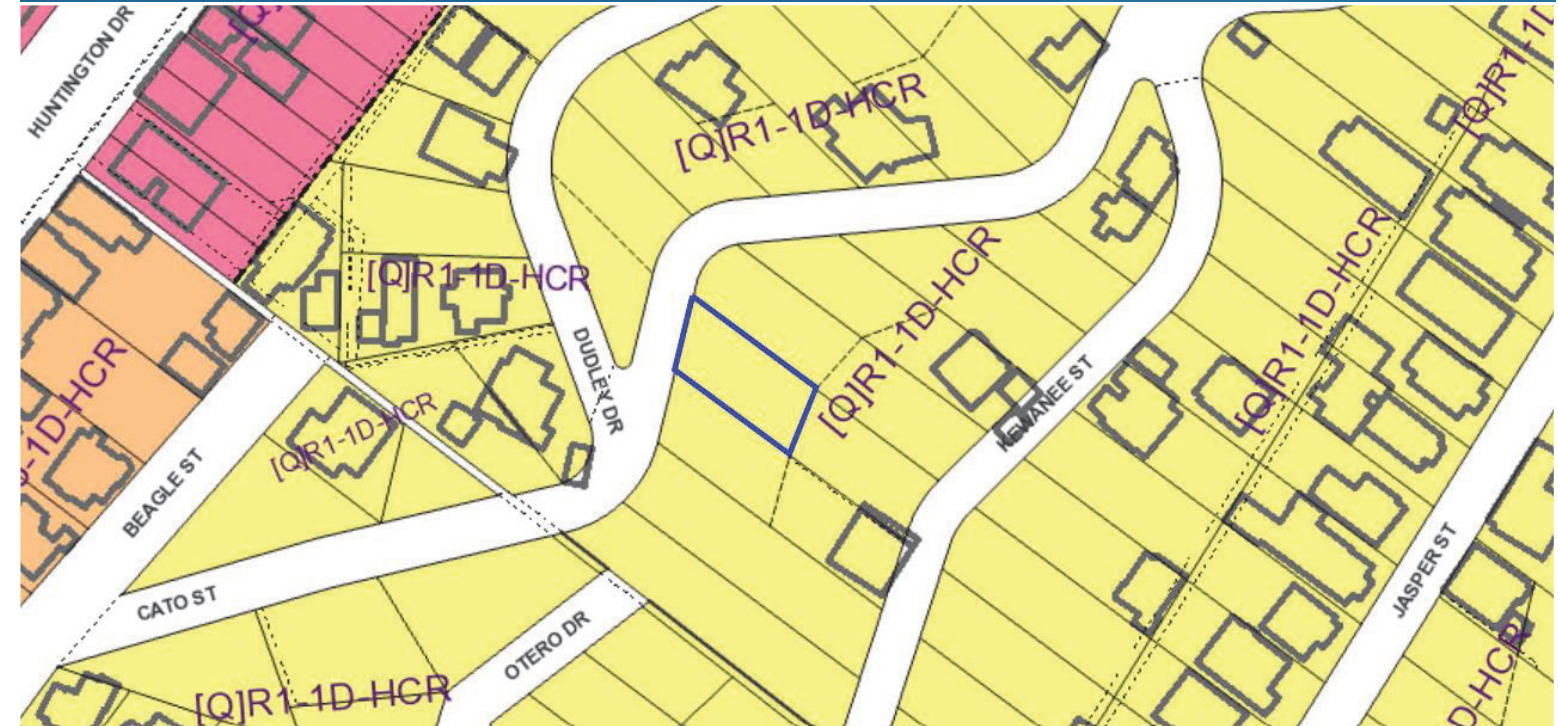


Department of City Planning
P.O. Box 6069
Sherman Oaks, CA 91413

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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번역 • 翻译
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Թարգմանություն



Tuesday, October 29, 2024
9:00 a.m.

A new 1,365-square foot single-family dwelling with an attached garage within the Northeast Los Angeles Community Plan area.

Project Located at:
4462 East Cato Street

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: **826 5630 3016#**

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/82656303016>
Enter Meeting ID: 826 5630 3016 and Passcode: 832341

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

4462 East Cato Street, Los Angeles, CA 90032

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

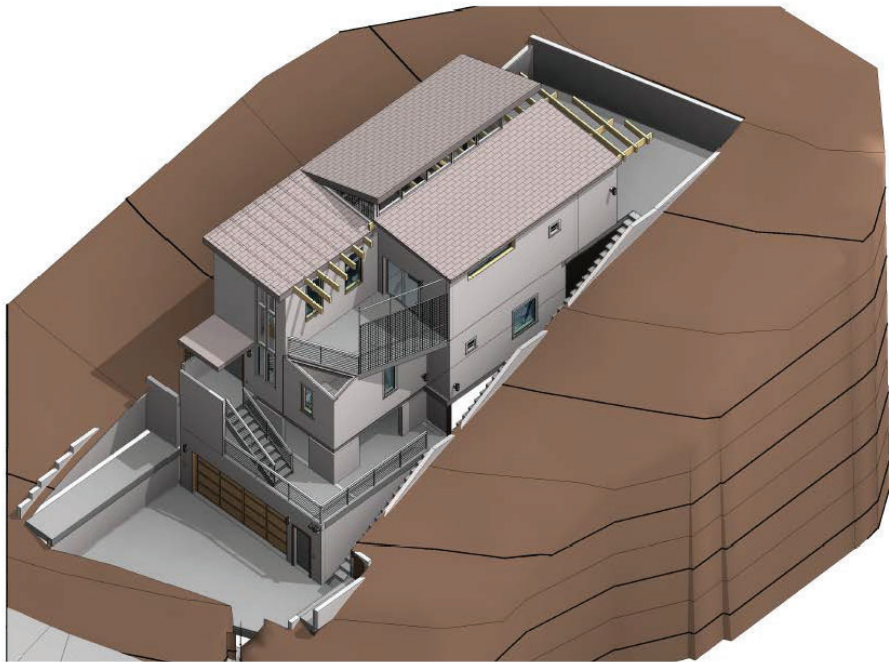
The construction, use, and maintenance of a new 1,365-square foot single-family dwelling with an attached garage, on a 3,526-square foot vacant lot that is within the Northeast Los Angeles Community Plan area. The project is proposing to remove five (5) Protected Trees. 20 replacement trees will be planted on a 4:1 ratio for the removal of the five (5) Protected Trees.

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 CEQA pursuant to the CEQA Guidelines, Section 15303, Class 3 (new construction or conversion of small structures), 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 12.24 X.28(a)(7)(i) of Chapter 1, a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new single-family dwelling on a Substandard Hillside Limited Street (Cato Street) without providing a 20-foot Minimum Adjacent Roadway width at the property as required by LAMC Section 12.21 C.10(i)(2) of Chapter 1; and
- 3. Pursuant to LAMC Section 12.24 X.28(a)(7)(ii) of Chapter 1, a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new single-family dwelling on a Substandard Hillside Limited Street that does not have a minimum 20-foot Continuous Paved Roadway from the driveway apron to the boundary of the Hillside Area, as required by LAMC Section 12.21 C.10(i)(3) of Chapter 1.



Case Information

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

Case Number(s): ZA-2023-6531-ZAD-HCA	Environmental Case Number(s): ENV-2023-6532-CE
Related Case Number(s): None	Overlay(s): None
Zone: [Q]R1-1D-HCR	
Land Use Designation: Low Residential	Community Plan Area: Northeast Los Angeles
Council District: 14 - Kevin de Leon	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
Applicant: Moises Rubalclava	
Representative: Leo Mauricio - Loma Design + Engineering	

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 abutting 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.