



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, November 21, 2024

9:00 a.m.

For walls, fences, gates, and hedges up to 8 feet in height in the required front, side, and rear yard setbacks

Project Located at:

235 North Saltair 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: **822 7635 4302#**

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

<https://planning-lacity-org.zoom.us/j/82276354302>

Enter Meeting ID: 822 7635 4302 and Passcode: 590990

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

235 North Saltair Avenue, Los Angeles, CA 90049

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 consists of the construction, use, and maintenance of walls, fences, pilasters, hedges, a vehicular gate, and a pedestrian gate that are a maximum height of 8 feet within the required front, side, and rear yard setbacks in conjunction with the construction of a 9,082 square-foot single-family dwelling in the RE15-1 Zone. The applicant requests a Zoning Administrator’s Determination to allow a maximum height of 8 feet for walls, fences, pilasters, hedges, and gates in lieu of the maximum height of 3 feet, 6 inches in the required front yard setback and the maximum height of 6 feet in the required side and rear yard setbacks.

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 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) Chapter 1 Section 12.24 X.7, a Zoning Administrator's Determination to allow the construction, use, and maintenance of walls, fences, pilasters, hedges, a vehicular gate, and a pedestrian gate that are up to 8 feet in height in the front yard setback in lieu of the maximum height of 3 feet 6 inches otherwise allowed by Section 12.22 C.20(f)(2) of Chapter 1 of the LAMC.

3. Pursuant to LAMC Chapter 1 Section 12.21 A.2, a Zoning Administrator's Determination to allow the construction, use, and maintenance of walls and hedges that are up to 8 feet in height in the side and rear yard setbacks in lieu of the maximum height of 6 feet otherwise allowed by Section 12.22 C.20(f) (3) of Chapter 1 of the LAMC.

Case Information

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

Case Number(s):

ZA-2023-7546-F

Environmental Case Number(s):

ENV-2023-7547-CE

Related Case Number(s):

N/A

Overlay(s):

N/A

Zone:

RE15-1

Land Use Designation:

Very Low II Residential

Community Plan Area:

Brentwood - Pacific Palisades

Council District:

11 - Park

Applicant:

Deborah Owen

Representative:

Isaac Lemus, Crest Real Estate

Assigned Staff Contact Information:

Jonathan Hagar, Planning Assistant

jonathan.hagar@lacity.org

(818) 374-5060

200 N. Spring St., Room 763

Los Angeles, CA 90012

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 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.

