



Department of City Planning

P.O. Box 6069

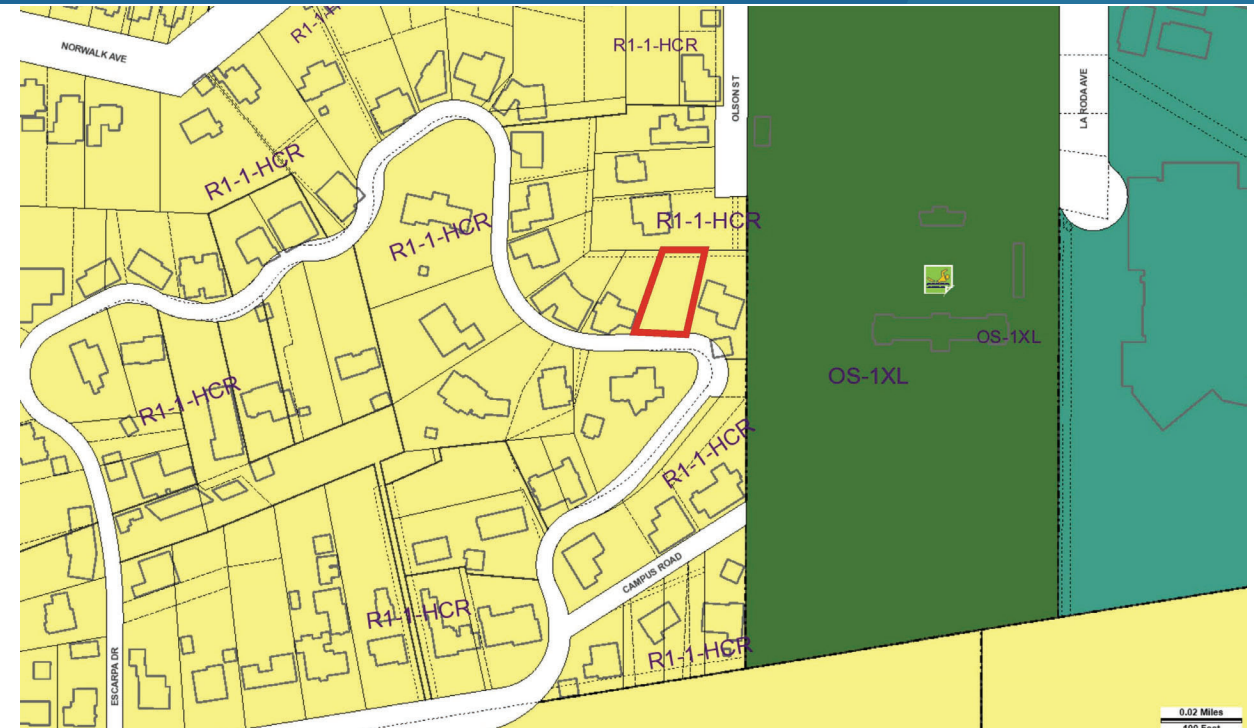
Sherman Oaks, CA 91413

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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Tuesday, January 14, 2025

9:00 a.m.

For a new single-family dwelling with an attached garage and ADU.

Project Located at:

1943 West Escarpa Drive

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: **856 1388 4739 #**

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

<https://planning-lacity-org.zoom.us/j/85613884739>

Enter Meeting ID: 856 1388 4739 and Passcode: 877517

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

1943 West Escarpa Drive, Los Angeles, CA 90041

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 proposed project includes a new 2,201 square-foot single-family dwelling, 458 square-foot attached garage, and 799 square-foot Accessory Dwelling Unit (ADU) on an unimproved 5,760 square-foot lot fronting on a Substandard Hillside Limited Street, Escarpa Drive, in the R1-1-HCR Zone. The subject property includes eight on-site protected trees (California Live Oak), one on-site protected shrub (Mexican Elderberry), and two on-site non-protected trees. The proposed project also includes the removal of one protected tree (Tree #1) and the replacement of four new California Live Oak trees planted on-site.

Actions Requested

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

The 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), a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new two-story single-family dwelling with attached garage and ADU on a Substandard Hillside Limited Street (Escarpa Drive) without providing a 20-foot wide Minimum Adjacent Roadway, as required by LAMC Section 12.21 C.10(i)(2); and
3. Pursuant to LAMC Section 12.24 X.28(a)(7)(ii), a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new two-story single-family dwelling with attached garage and ADU on a Substandard Hillside Limited Street (Escarpa Drive) that does not have a minimum 20-foot wide 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).

Case Information

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

Case Number(s): ZA-2023-904-ZAD-HCA	Environmental Case Number(s): ENV-2023-905-CE
Related Case Number(s): None	Overlay(s): None
Zone: R1-1-HCR	
Land Use Designation: Low Residential	Community Plan Area: Northeast Los Angeles

Council District: 14	Assigned Staff Contact Information: Monique Acosta, City Planner monique.acosta@lacity.org 213-978-1173 200 North Spring Street, Room 763 Los Angeles, CA 90012
Applicant: Shushan Baregyan and Adam Walker	
Representative: Jake Malott, Whitestone DCI	

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, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. 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.

