



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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Pagsasalin
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Tuesday, February 4, 2025
10:30 a.m.

Construction of a new single family dwelling.

Project Located at:
467 West Del Norte 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: **845 2839 8119 #**

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/84528398119>
Enter Meeting ID: 845 2839 8119 and Passcode: 157870

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

467 West Del Norte Street, 90065

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

Construction, use, and maintenance of a new 44-foot 11-inch, 2,199 sf single family dwelling including a 360 square foot detached carport on a vacant 4,399 square foot lot within the Mount Washington-Glassell Park Specific Plan area. The project also proposes the removal of 5 Protected Trees and Shrubs.

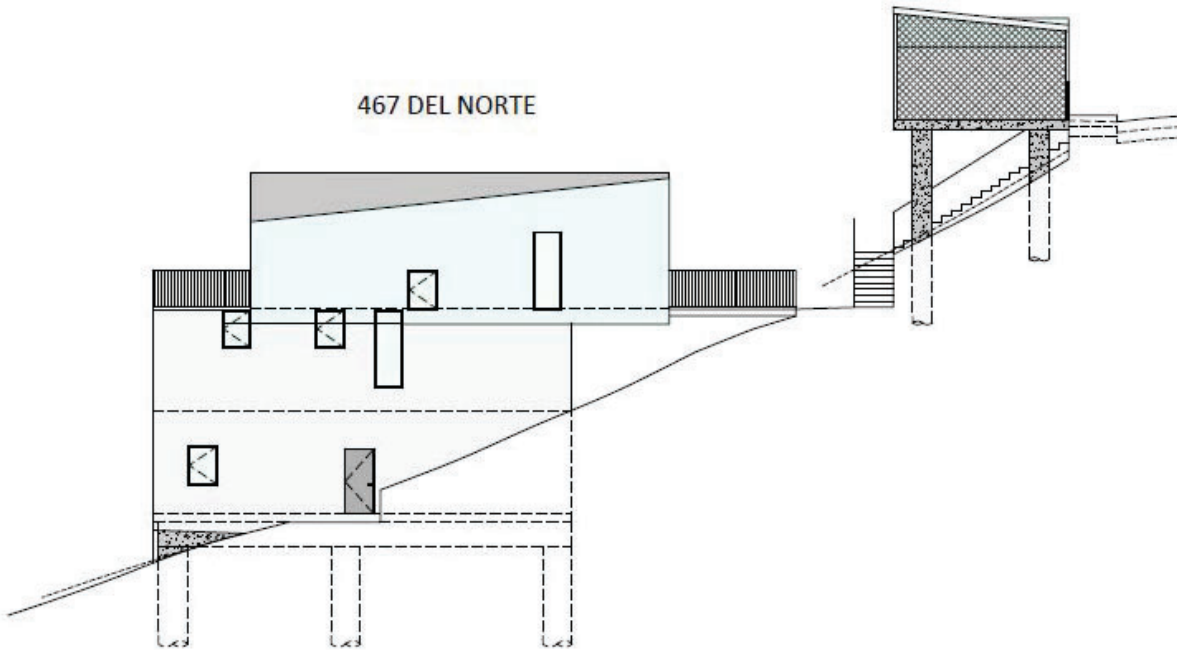
The proposed project is one of four abutting projects being concurrently developed by the Applicant.

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. Pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2017-5203-MND ("MND"), as recirculated on November 7, 2024, ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the MND.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X.28 of Chapter 1, a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new single family dwelling fronting on a Substandard Hillside Limited Street 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).
3. Pursuant to LAMC Section 12.24 X.28 of Chapter 1, a Zoning Administrator's Determination to permit five (5) foot side yards for the proposed carport in lieu of the six (6) foot side yards otherwise required by LAMC Section 12.21 C.10(a).
4. Pursuant to LAMC Section 12.24 X.28 of Chapter 1, a Zoning Administrator's Determination to permit a zero (0) foot front yard setback in lieu of the five (5) foot front yard setback otherwise required by LAMC Section 12.21 C.10(a).
5. Pursuant to LAMC Section 12.24 X.28 of Chapter 1, a Zoning Administrator's Determination to permit access stairs to project into the required side yard in lieu of maintaining the side yard open and unobstructed as required per LAMC Section 12.21 C.10(a)11.
6. Pursuant to LAMC Section 12.28 of Chapter 1, A Zoning Administrator's Adjustment to permit a reduced passageway of five (5) feet in width extending from the street to one entrance of the dwelling in lieu of the 10 foot passageway otherwise required by LAMC Section 12.21 C.2(b).
7. Pursuant to LAMC Section 11.5.7 C of Chapter 1, a Project Permit Compliance review for the construction of a new single family dwelling within the Mount Washington-Glassell Park Specific Plan.



Case Information

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

Case Number(s): ZA-2017-5208-ZAD-ZAA-SPP	Environmental Case Number(s): ENV-2017-5203-MND
Related Case Number(s): ZA-2017-5202-ZAD-ZAA-SPP, ZA-2017-5205-ZAD-ZAA-SPP, ZA-2017-5207-ZAD-ZAA-SPP	Overlay(s): Mount Washington-Glassell Park Specific Plan
Zone: R1-1-HCR	Community Plan Area: Northeast Los Angeles
Land Use Designation: Low Residential	Assigned Staff Contact Information: Vanessa Soto, Senior City Planner vanessa.soto@lacity.org (213) 978-1178 200 N Spring Street Los Angeles, CA 90012
Council District: 1 - Hernandez	
Applicant: Jose Herrasti	
Representative: Jose Herrasti	

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, 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.