

# Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지  
Abiso ng Pagdinig sa Publiko • 公開聽證會通知  
Հանրային լսումների մասին ծանուցագիր



Traducción  
번역 • 翻译  
Pagsasalin  
Թարգմանություն



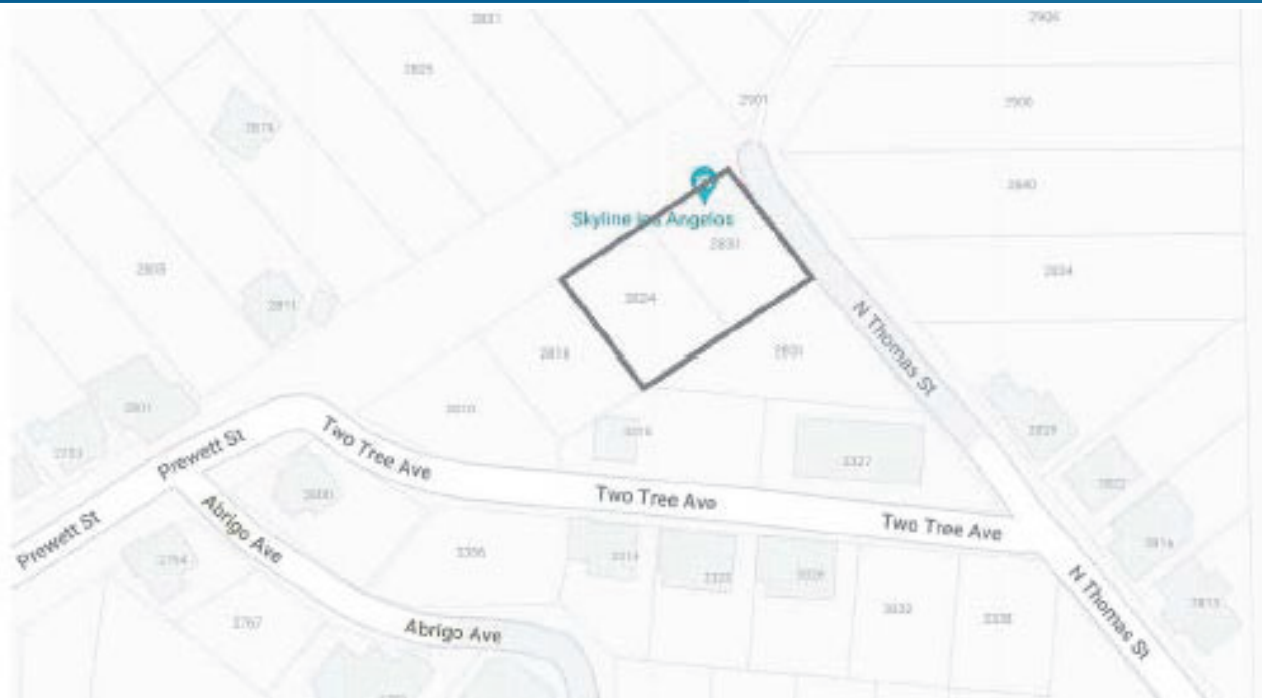
**March 12, 2025 after 4:30 p.m.**

East Los Angeles Area Planning Commission

Ramona Hall Community Center  
4480 North Figueroa Street  
Los Angeles, CA 90065

This meeting may be available virtually, in a hybrid format. Please check the meeting agenda approximately 72 hours before the meeting for additional information.

Please see [planning4la.org/hearings](https://planning4la.org/hearings) for the meeting agenda.



## Project Address

2824-2830 North Prewett Street, 90031

Sitio de Proyecto  
프로젝트 주소 • 項目地址  
Address ng Proyekto  
ծրագրի Հասցե

## Proposed Project

Proyecto Propuesto  
프로젝트 제안 • 擬議項目  
Iminungkahing Proyekto  
Առաջարկվող ծրագիր

The project proposes to construct a new two (2)-story, 3,873-square foot single-family dwelling [and an attached 800-square foot Accessory Dwelling Unit (ADU) under separate Administrative review], three (3) retaining walls measuring 62-foot, 35-foot 6-inches, and 35-foot and 3-inches long and up to six (6) feet in height, on a lot that measures 9,536-square foot vacant lot, that is within the Northeast Hillside Ordinance. The project also proposes 745 cubic yards of grading and 645 cubic yards of exporting.

## Actions Requested

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

An appeal of the Associate Zoning Administrator's determination, dated January 17, 2023, which:

DENIED: that the project is Categorically Exempt based on the whole administrative record, that the project is **NOT** exempt from CEQA pursuant to CEQA Guidelines Section 15303, Class 3, and there **IS** substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste site, or historical resources applies (see Finding No. 9); and,

DENIED: A Zoning Administrator's determination to permit the construction, use and maintenance of a new single-family dwelling on a lot fronting on a Substandard Hillside Limited Street without providing a 20-foot wide adjacent minimum roadway adjacent to the property along Prewett Street as required by LAMC Section 12.21 C.10(i)(2); and,

DENIED: A Zoning Administrator's determination to permit the construction, use and maintenance of a new single-family dwelling on a lot fronting on a Substandard Hillside Limited Street (Thomas Street) where a minimum 20-foot wide Continuous Paved Roadway is not provided from the driveway apron to the boundary of the Hillside Area, as required by LAMC Section 12.21 C.10(i)(3); and,

DENIED: A Zoning Administrator's determination to permit the construction, use and maintenance of three (3) retaining walls in lieu of the otherwise two (2) retaining walls permitted per LAMC Section 12.21 C.8(a).

On July 12, 2023, the East Los Angeles Area Planning Commission heard the appeal of the Zoning Administrator's determination. The Commission continued the item to a date certain to October 25, 2023 for further environmental review. On October 25, 2023, the Commission continued the item to a date uncertain. A Mitigated Negative Declaration, Case #ENV-2023-5352-MND, dated January 22, 2025 has been prepared for the Project.

The Commission may consider Mitigated Negative Declaration, Case #ENV-2023-5352-MND, dated January 22, 2025, as the environmental clearance for the Project pursuant to CEQA Guidelines, Section 15074.



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## Case Information

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

### Case Number(s):

ZA-2021-5204-ZAD-1A

### Environmental Case Number(s):

ENV-2023-5352-MND

### Related Case Number(s):

ENV-2021-5205-CE

### Overlay(s):

Northeast Hillside Ordinance Area

### Zone:

[Q]R1-1D-HCR

### Community Plan Area:

Northeast Los Angeles

### Land Use Designation:

Low Residential

### Assigned Staff Contact Information:

Linda Lou, City Planner  
linda.lou@lacity.org  
(213) 978-1473  
200 N. Spring Street, Room 621  
Los Angeles, CA 90012

### Council District:

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### Applicant:

Phillip Wilson, Dennis Holmes, and Stanislav Troy.

### Appellant:

Phillip Wilson

### Applicant Representative:

Ricardo Moura

### Appellant Representative:

Sheri Bonstelle  
Jeffer Mangels Butler & Mitchell LLP

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## 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, 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](http://planning4la.org/hearings) for general information about public hearings and the exhaustion of administrative remedies.

**File Review** - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. Files are not available for review the day of or day before the hearing.

**Agendas And Reports** - Commission Agendas are accessible online at [planning4la.org/hearings](http://planning4la.org/hearings). Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

**Testimony And Correspondence** - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

**Requirements For Submission Of Materials** - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. The case number must be written on all communications, plans and exhibits.

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page.
- **Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. These must be submitted electronically to the Commission email identified on the front of this page.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "File Copy. Non-complying Submission". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at [planning4la.org/hearings](http://planning4la.org/hearings) and selecting the specific Commission.

**Exhaustion Of Administrative Remedies And Judicial Review** - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

**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 contact the Commission Executive Assistant at (213) 978-1300, the Commission Office Main Line at (213) 978-1300 or by email at [apeastla@lacity.org](mailto:apeastla@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.