



## Department of City Planning

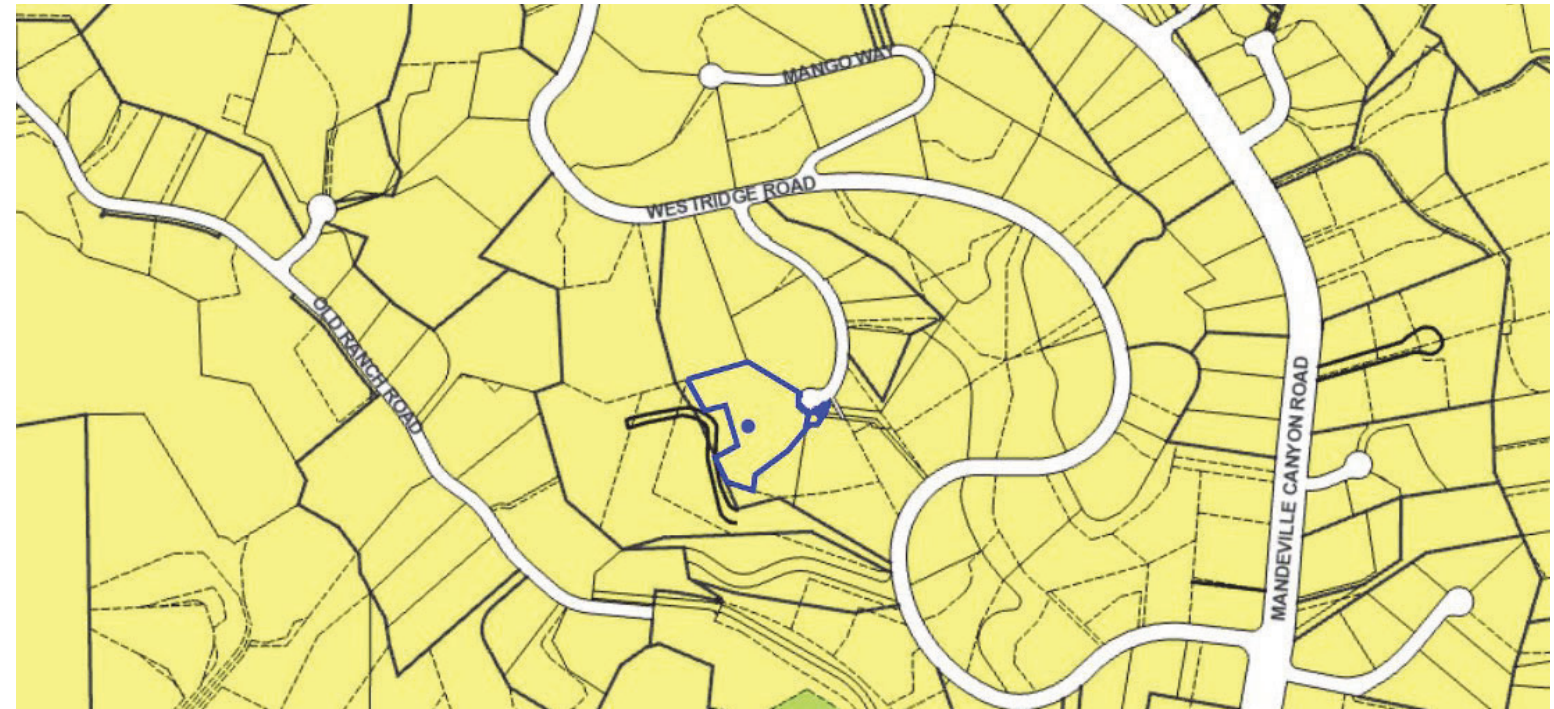
3055 West Valley Boulevard  
Alhambra, CA 91803

# 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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**Thursday, March 20, 2025**

**10:00 a.m.**



The construction of an over-in-height wall, one pedestrian gate, and two vehicular gates

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: **823 9425 8309 #**

With a PC, MAC, iPad, iPhone, or Android, click on this URL:  
<https://planning-lacity-org.zoom.us/j/82394258309>

Enter Meeting ID: 823 9425 8309 and Passcode: 979669

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](https://planning4la.org/hearings). Please note that virtual meeting instructions will be provided on the meeting agenda.

### Project Located at:

1745 North Correa Way

### Hearing Conducted by:

Associate Zoning Administrator

### Project Address

1745 North Correa Way, 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 demolition of an existing wall with vehicular and pedestrian gates and the construction of a new masonry wall with a wood pedestrian gate and two wood vehicular gates in conjunction with the construction of a single-family dwelling, an Accessory Living Quarter, and an Accessory Dwelling Unit. The applicant requests a Class 1 Conditional Use Permit to allow a maximum wall and gate height of 6 feet in the required front yard setback in lieu of the maximum height of 3 feet, 6 inches as otherwise allowed by Los Angeles Municipal Code (LAMC) Chapter 1 Section 12.22 C.20 (f)(2).

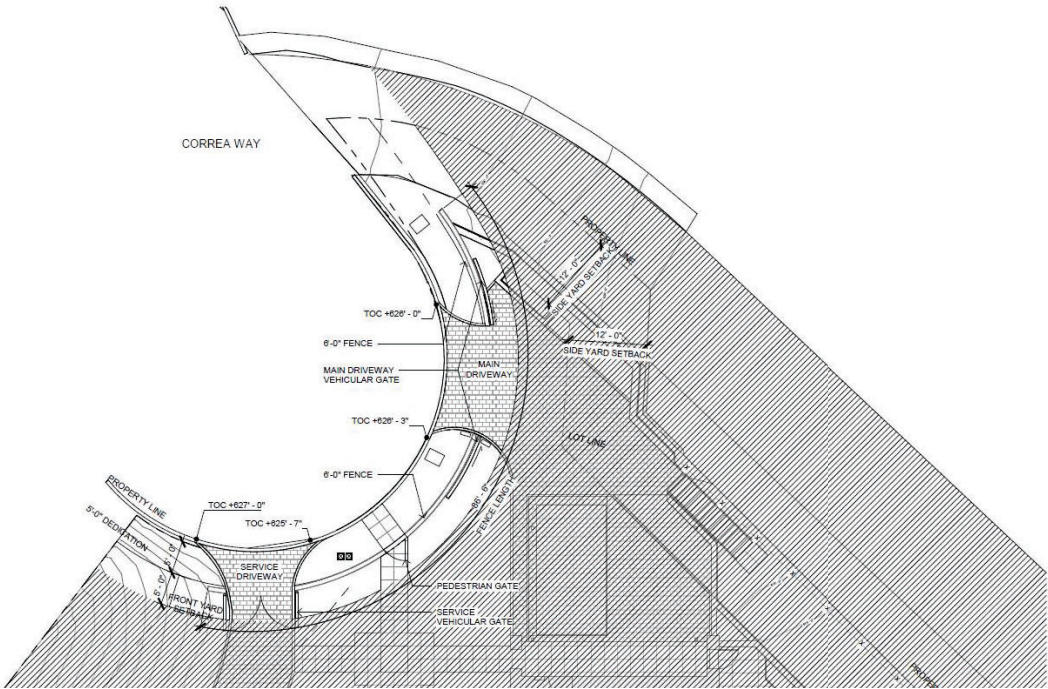


Actions Requested

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 CEQA Guidelines Article 19, Section 15303, Class 3 (New Construction or Conversion of Small Structures), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and,
- 2. Pursuant to Los Angeles Municipal Code (LAMC) Chapter 1 Section 12.24 X.7, a Class 1 Conditional Use Permit to allow the construction, use, and maintenance of a 6-foot high wall, pedestrian gate, and vehicular gates within the front yard setback in lieu of the maximum height of 3 feet, 6 inches as otherwise allowed by LAMC Chapter 1 Section 12.22 C.20(f)(2), in conjunction with the construction of a 12,145 square-foot single-family dwelling, 2,335 square-foot Accessory Living Quarter, and 716 square-foot Accessory Dwelling Unit in the RE20-1-H Zone.



Case Information

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

Case Number(s): ZA-2024-1915-CU1  
Environmental Case Number(s): ENV-2024-1916-CE

Related Case Number(s): N/A  
Overlay(s): Hillside Area

Zone: RE20-1-H

Land Use Designation: Very Low Residential I  
Community Plan Area: Brentwood - Pacific Palisades

Council District: 11 - Park  
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  
Applicant: Collin Roche, J&C Investments LLC  
Representative: Chloe Parker, Pacific Crest Consultants

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](http://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](mailto: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.