



Department of City Planning
21220 Devonshire Street, #205
Chatsworth, CA 91311

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



Notice of Public Hearing

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

☎
311 | Traducción
번역 • 翻译
Pagsasalin
Թարգմանություն



Thursday, July 3, 2025
9:00 a.m.

For a reduction in required lot size due to a lot line adjustment

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: **815 6080 3694 #**

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/81560803694>
Enter Meeting ID: 815 6080 3694 and Passcode: 368592

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 Located at:

13981 West Aubrey Road and
3800-3802 North Hollyline Avenue

Hearing Conducted by:

Associate Zoning Administrator

Project Address

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

13981 West Aubrey Road, Los Angeles, CA 90210
3800-3802 North Hollyline Avenue, Los Angeles, CA 91423

Proposed Project

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

The project consists of a lot line adjustment transferring an area of 1,600 square feet from Parcel 2 located at 3800-3802 North Hollyline Avenue in the RE40-1-H Zone to Parcel 1 located at 13981 West Aubrey Road in the RE15-1-H Zone pursuant to Case No. AA-2022-9148-PMEX. Parcel 1 has an existing lot area of 24,480 square feet in the RE15-1-H Zone and a proposed lot area of 26,080 square feet in the RE15-1-H and RE40-1-H Zones, while Parcel 2 has an existing lot area of 78,179 square feet and a proposed lot area of 76,579 square feet in the RE40-1-H Zone. The applicant requests a Zoning Administrator's Adjustment to allow Parcel 1 to contain a portion of the total lot area to consist of 1,600 square feet in the RE40-1-H Zone in lieu of the minimum lot area of 40,000 square feet required under LAMC Section 12.07.01 C.4. No new construction is proposed.

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 15305, Class 5 (Minor Alterations to Land Use Limitations), 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 LAMC Section 12.28 A, a Zoning Administrator's Adjustment to allow a lot area of 1,600 square feet for that portion of Parcel 1 located in the RE40-1-H Zone in lieu of the minimum lot area of 40,000 square feet otherwise required under LAMC Section 12.07.01 C.4.

Case Information

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

Case Number(s): ZA-2023-4057-ZAA	Environmental Case Number(s): ENV-2023-4058-CE
Related Case Number(s): AA-2022-9148-PMEX	Overlay(s): Mulholland Scenic Parkway Specific Plan (Outer Corridor)
Zone: RE15-1-H, RE40-1-H	Community Plan Area: Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass
Land Use Designation: Very Low Residential, Minimum Residential	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 • 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, 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.

