



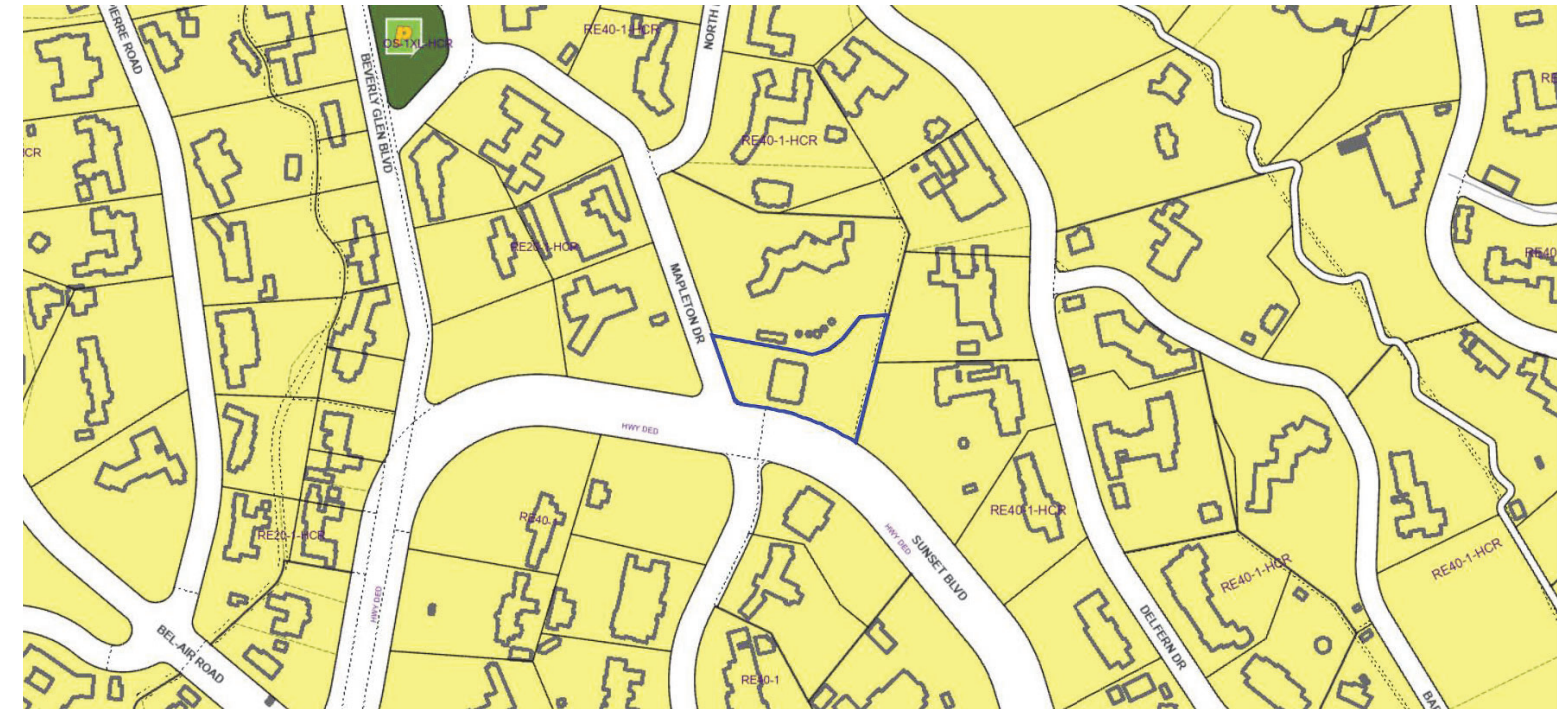
**Department of City Planning**  
781 Pinefalls Avenue  
Diamond Bar, CA 91789

# 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



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**Thursday, July 24, 2025**  
9:00 a.m.

For a proposed guardhouse and existing over in height fence.

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: **838 5159 8988#**

With a PC, MAC, iPad, iPhone, or Android, click on this URL:  
<https://planning-lacity-org.zoom.us/j/83851598988>  
Enter Meeting ID: 838 5159 8988 and Passcode: 841310

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:**  
110 North Mapleton Drive

**Hearing Conducted by:**  
Associate Zoning Administrator

### Project Address

110 North Mapleton Drive (10281 West Sunset Boulevard), Los Angeles, CA 90077

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 construction, use, and maintenance of a 156 square-foot guardhouse at the front entrance to a residential property and the legalization of an existing fence. The applicant requests an Adjustment to allow the construction of an accessory building in the front half of the property as otherwise prohibited and an Adjustment to allow the use and maintenance of an existing fence with a maximum height of 9 feet in the front yard setback and 8 feet in the southerly side yard setback in lieu of the maximum heights of 3 feet, 6 inches and 6 feet, respectively. In conjunction with the proposed guardhouse and legalization of the existing fence, the applicant also requests an Adjustment to allow a front yard setback of 6 feet, 1 inch in lieu of the required 25 feet to allow the proposed accessory structure to encroach in the front yard setback.

## Actions Requested

Acciones solicitadas • 요청된 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, Section 15303 (Class 3), New Construction and 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; and,
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.28 A of Chapter 1, an Adjustment to allow the construction of an accessory building in the front half of the property as otherwise prohibited by LAMC Section 12.21 C.5(b) of Chapter 1; and,
3. Pursuant to LAMC Section 12.28 A of Chapter 1, an Adjustment to allow a front yard setback of 6 feet, 1 inch in lieu of the 25 feet otherwise required under LAMC Section 12.21 C.10(a) of Chapter 1; and,
4. Pursuant to LAMC Section 12.28 A of Chapter 1, an Adjustment to allow the use and maintenance of an existing fence with a maximum height of 9 feet in the front yard setback and 8 feet in the southerly side yard setback in lieu of the maximum heights of 3 feet, 6 inches and 6 feet, respectively, otherwise allowed under LAMC Section 12.22 C.20(f) of Chapter 1.



## Case Information

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

### Case Number(s):

ZA-2024-5111-ADJ

### Environmental Case Number(s):

ZA-2024-5112-CE

### Related Case Number(s):

N/A

### Overlay(s):

Hillside Area, Hillside Construction Regulation District

### Zone:

RE40-1-HCR

### Community Plan Area:

Bel Air - Beverly Crest

### Land Use Designation:

Minimum Residential

### Council District:

5 - Yaroslavsky

### 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:

Shlomi Simsolo, 110 N Mapleton LLC

### Representative:

Jake Malott, Whitestone

## 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.

**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.