

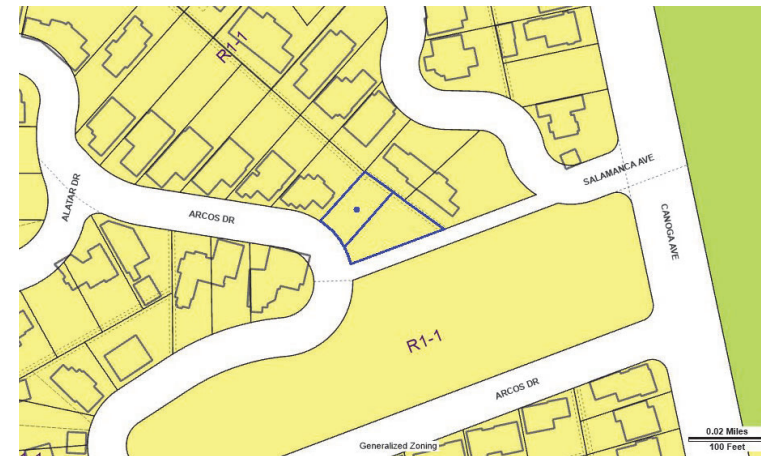


Department of City Planning
15031 Chatsworth St., #17
Mission Hills, CA 91345

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



Tuesday, September 9, 2025
10:30 a.m.

Construction of a new single-family home with an attached 2-car garage, deck, and two retaining walls.

Project Located at:
21503 West Arcos Drive

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: 876 5164 6919#

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/87651646919>
Enter Meeting ID: 876 5164 6919 and Passcode: 537420

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

21503 West Arcos Drive, 91364

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 construction of a new 3,244 square-foot single-family home with an attached 480 square-foot 2-car garage, 1,859 square-foot deck, and two retaining walls with maximum heights of 6 and 9 feet. The project proposes to have a maximum height of 28 feet on a site consisting of 2 vacant lots totaling 9,262 square-feet. The subject property is located within the Mulholland Scenic Parkway Specific Plan (Outer Corridor), the Girard Tract Specific Plan, and is subject to the Baseline Hillside Ordinance. The project site is upslope and Visible from the Mulholland Drive right-of-way. The project proposes 20 cubic yards of cut, 85 cubic yards of fill, zero cubic yards of export, and 65 cubic yards of import. The project does not propose the removal of any trees.

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 Section 15303, Class 3, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
- 2. Pursuant to Los Angeles Municipal Code Section 12.24.X.28, approval to permit the construction, use, and maintenance of a single-family dwelling fronting a Substandard Hillside Limited Street (Arcos Drive) without providing a minimum 20-foot-wide Continuous Paved Roadway from driveway apron to the boundary of the Hillside Area as required by LAMC Section 12.21 C.10(i)(3).
- 3. Pursuant to Los Angeles Municipal Code Section 12.24.X.28, approval to permit the construction, use, and maintenance of a single-family dwelling on a lot fronting a Substandard Hillside Limited Street (Arcos Drive) without providing a 20-foot-wide Minimum Adjacent Roadway as required by LAMC Section 12.21 C.10(i)(2).
- 4. Pursuant to Los Angeles Municipal Code Section 11.5.7, a Project Permit Compliance in the Mulholland Specific Plan and Girard Tract Specific Plan for the construction, use, and maintenance of a single-family dwelling, attached 2-car garage, deck, and two retaining walls.
- 5. Pursuant to Los Angeles Municipal Code Section 16.50.E.3(b), a Mulholland Specific Plan Design Review for the construction, use, and maintenance of a single-family dwelling, attached 2-car garage, deck, and two retaining walls.



Case Information

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

Case Number(s): ZA-2024-399-ZAD-DRB-SPP-MSP-HCA	Environmental Case Number(s): ENV-2024-400-CE
Related Case Number(s): N/A	Overlay(s): Mulholland Scenic Parkway Specific Plan Girard Tract Specific Plan
Zone: R1-1	Community Plan Area: Canoga Park- Winnetka- Woodland Hills- West Hills
Land Use Designation: Low Residential	
Council District: 3- Blumenfield	Assigned Staff Contact Information: Tiffany Corrales, Planning Assistant tiffany.corrales@lacity.org (213) 682-6368 6262 Van Nuys Boulevard, Room 430 Van Nuys, CA 91401
Applicant: Jitendra Amatya	
Representative: Jitendra Amatya	

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 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.