



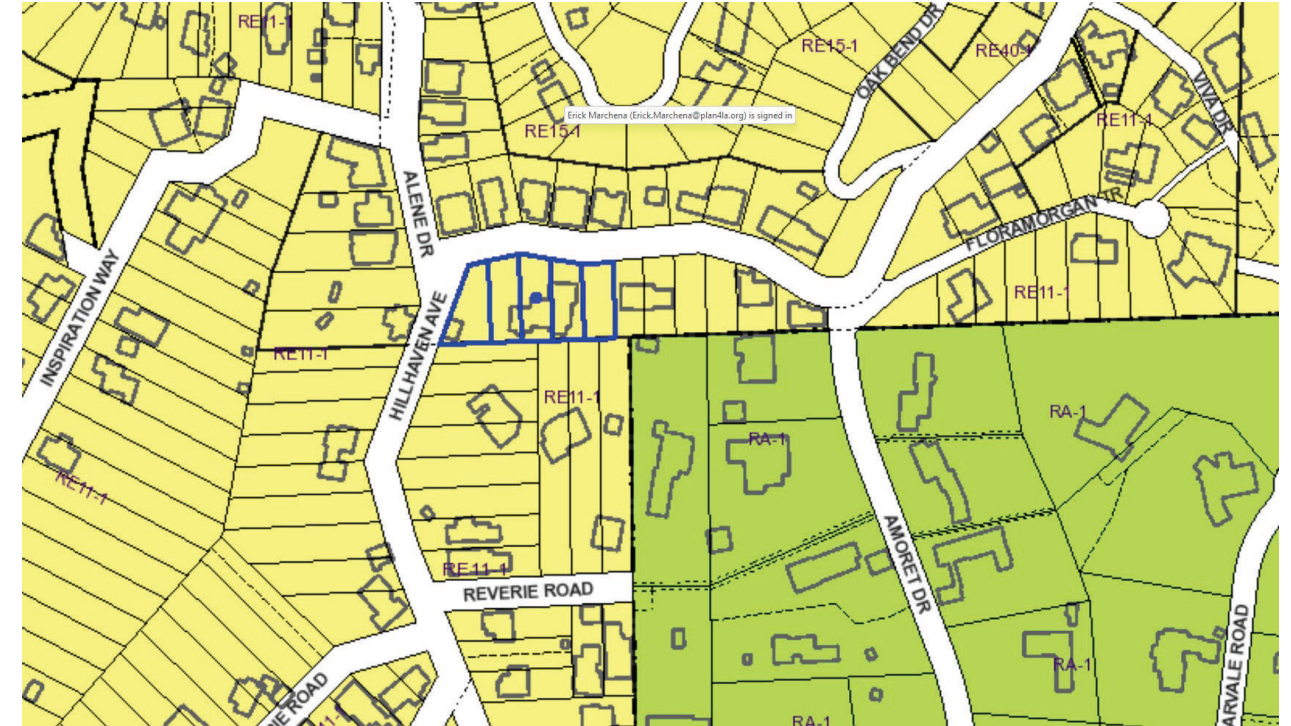
Department of City Planning
P.O. Box 6069
Sherman Oaks, CA 91413

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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Wednesday, July 17, 2024
9:00 a.m.

Two new additions for a total of 388 square feet to an existing single family dwelling and two new retaining walls.

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: **864 6889 8831 #**

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/86468898831>
Enter Meeting ID: 864 6889 8831 and Passcode: 471935

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:

9604 Hillhaven Avenue
Tujunga, CA 91042

Hearing Conducted by:

Associate Zoning Administrator

Project Address

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

9604 Hillhaven Avenue
Tujunga, CA 91402

Proposed Project

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

To permit the construction, use and maintenance of a 255 square foot addition located near the southern lot line, and a 133 square foot addition for a total of 388 square feet of additions to the existing single family dwelling. The project also includes the demolition of 318 square feet of an existing non-conforming deck, along with the remodel of the remaining 554 square foot deck, a remodel of the pool area and interior and exterior remodel of the home.

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. Environmental Clearance

Pursuant to California Environmental Quality Act Guidelines Section 15303, Class 3, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

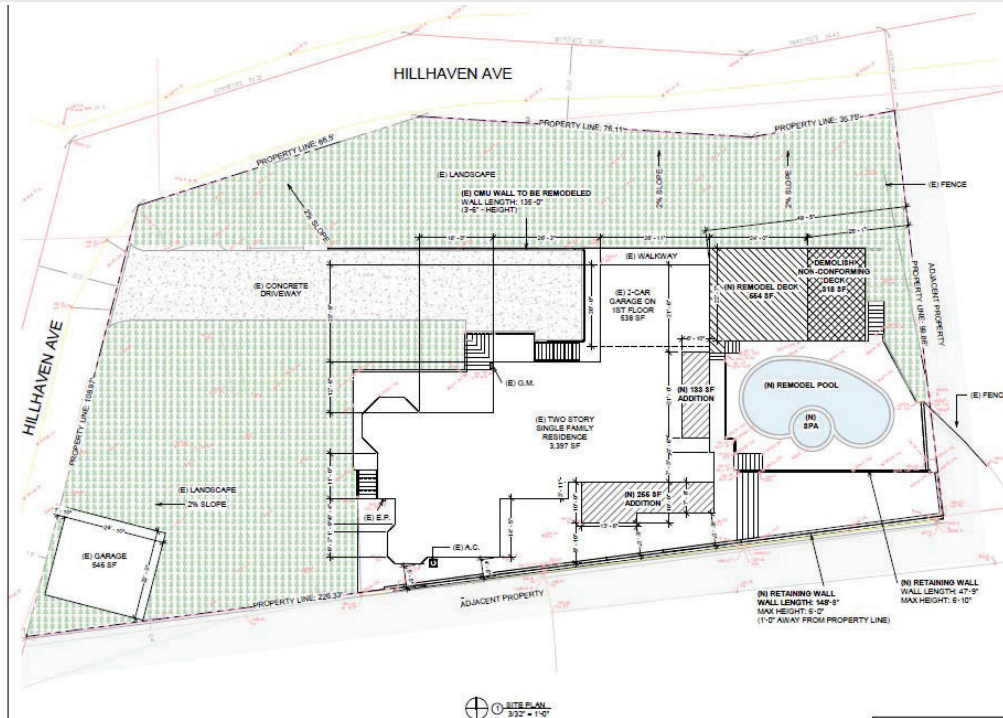
2. Entitlement Request

Pursuant to Los Angeles Municipal Code (LAMC) Chapter 1A Section 13B.4.2 - a Project Compliance to permit the construction, use and maintenance of two additions for a total of 388 square feet to an existing single-family dwelling, 2 new retaining walls, a remodel deck, pool, and new space, within the San Gabriel / Verdugo Mountains Scenic Preservation Specific Plan area.

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X.28(a)(7)(ii) - a Class 1 Conditional Use Permit, for the construction of a building in an RE11 Zone which fronts a substandard road improved to a roadway width of less than 20 feet.

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X.28(a)(7)(iii) - a Class 1 Conditional Use Permit, for the construction of a building within an RE11 Zone that does not have vehicular access from streets improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area.

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X.26(c) - a Class 1 Conditional Use Permit - a Zoning Administrator's approval for two retaining walls that exceed the maximum number allowed.



Case Information

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

Case Number(s):

ZA-2023-3187-CU1-SPPC

Environmental Case Number(s):

ENV-2023-3188-CE

Related Case Number(s):

Overlay(s):

San Gabriel / Verdugo Mountains Scenic Preservation Specific Plan

Zone:

RE11-1

Land Use Designation:

Very Low II Residential

Community Plan Area:

Sunland - Tujunga - Law View Terrace - Shadow Hills - East La Tuna Canyon

Council District:

CD 7 - Monica Rodriguez

Assigned Staff Contact Information:

Erick Marchena, Planning Assistant
erick.marchena@lacity.org
213-682-6371
6262 Van Nuys Blvd, Room 430
Van Nuys, CA 91401

Applicant:

Zhasmen Tagmazyan

Representative:

SEC Development - Vardan Kasemyan

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.