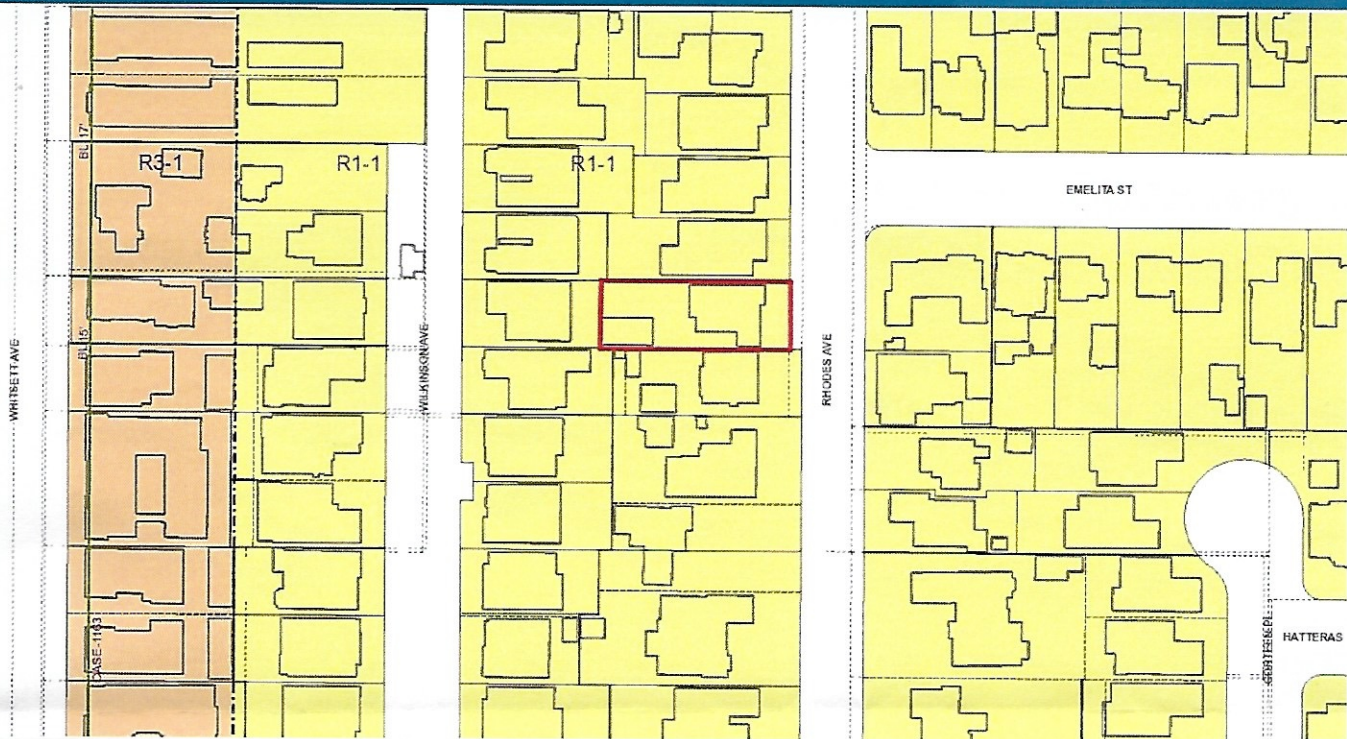


Notice of Public Hearing

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



Project Address

5809 North Rhodes Avenue, Los Angeles, CA 91607

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

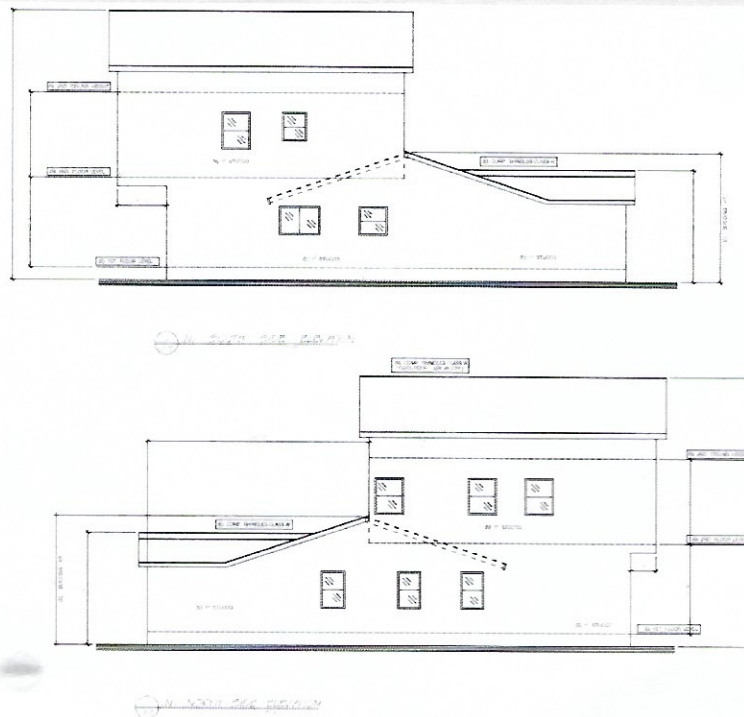
The construction, use, and maintenance of a 1,161 square-foot second-story addition to an existing 1,942 square-foot single-family dwelling on a property that contains an existing 770 square-foot detached recreation and storage area totaling a Residential Floor Area (RFA) of 3,873 square feet that would result in an increase of 254 square feet over the maximum RFA of 3,619 square feet. The proposed second story addition would be setback 25 feet 11 inches from the front facade of the existing single-family dwelling and would be a maximum height of 31 feet 7 inches.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Zoning Administrator will consider:

1. An Exemption from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1, 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 (LAMC) Section 12.28, a Zoning Administrator's Adjustment to permit the construction, use, and maintenance of a 1,161 square-foot addition to an existing single-family dwelling that would result in an increase of 254 square feet over the maximum Residential Floor Area (RFA) of 3,619 square feet allowed by LAMC Section 12.08 C.5.



Case Information

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

Case Number(s):

ZA-2021-10452-ZAA

Environmental Case Number(s):

ENV-2021-10451-CE

Related Case Number(s):

None

Overlay(s):

None

Zone:

R1-1

Land Use Designation:

Low Residential

Community Plan Area:

North Hollywood - Valley Village

Council District:

2 - Krekorian

Applicant:

Amil Haim Cohen

Representative:

Marc Stibelman, MS Development

Assigned Staff Contact Information:

Monique Acosta, City Planner

monique.acosta@lacity.org

(213) 978-1173

200 North Spring Street, Room 750

Los Angeles, CA 90012

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, 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.

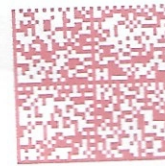
To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email per.planning@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate 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.



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

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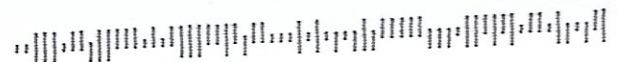
2A21-10452-2AA 2.14.

GREATER VALLEY GLEN N.C.
13654 VICTORY BLVD, #136
VALLEY GLEN, CA 91406

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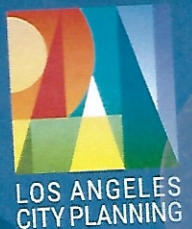
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311

Traducción
번역 • 翻译
Pagsasalin
Թարգմանություն



Tuesday, February 14, 2023
10:00 a.m.

For the construction of a second story
addition to an existing single-family
dwelling.

Project Located at:
5809 North Rhodes Avenue

Hearing Conducted by:
Associate Zoning Administrator

Due to COVID-19 and continued concerns that meeting in person would
present imminent risks to the health and safety of the attendees, this
meeting will be conducted via telephone and/or videoconference. It is
further noted that the Office of Zoning Administration hearings are not
subject to the Brown Act and thus, not subject to provisions of AB 361.

Options to Participate:

By phone: (669) 900 - 9128 or (213) 338 - 8477
When prompted, enter the Meeting ID: **875 0675 2331#**

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/87506752331>
Enter Meeting ID: 875 0675 2331 and Passcode: xxxx

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.