



LOS ANGELES
201 N. LOS ANGELES ST., STE. 13A
LOS ANGELES, CA 90012
TEL: (213)617-9600, FAX: (213)617-9643

VAN NUYS
14540 SYLVAN ST.
VAN NUYS, CA 91411
TEL: (818) 779-8866, FAX: (818) 779-8870

REPORT OF RETURNED ENVELOPES

NOTICE OF PUBLIC HEARING DATED: 10/15/2024
DATE NOTICE MAILED: 9/20/2024

City Planning Commission

Case No.:

CF No.: CF-24-0418

Zoning Administrator

Case No.:

Coastal Permit:

Design Review Board

Case No.:

Deputy Advisory Agency

Tentative Tract No.:

Parcel Map No.:

Private Street No.:

Area Planning Commission

Case No.:

Other DIR Cases:

Case No:

SITE ADDRESS: 10540 LINDBROOK DR

I, Gonzalo, certify that I am an employee of BTC, a contractor of the City of Los Angeles, Department of City Planning, State of California, and I did on 10/7/2024, prepare this report, count all returned envelopes and prepared the attached copies of the returned envelopes if under 100. If over 100 the original envelopes are provided to the City and notated on this Report.

Number of Returned Envelopes: 26 Number of Envelopes Mailed: 425

There is a weekly delivery of these reports to the City.

BTC Hearing Notice Clerk

HOLLY L. WOLCOTT
CITY CLERK

PETTY F. SANTOS
EXECUTIVE OFFICER

City of Los Angeles CALIFORNIA



KAREN BASS
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012
General Information - (213) 978-1133
FAX: (213) 978-1079

PATRICE Y. LATTIMORE
DIVISION MANAGER

clerk.lacity.org

September 20, 2024

DIR-2023-5300-RAO-1A
Council District 5

NOTICE TO APPLICANT(S), OWNER(S), APPELLANT(S), NEIGHBORHOOD COUNCIL, AND INTERESTED PARTIES

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Tuesday, October 15, 2024** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Categorical Exemption pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1 (Existing Facilities), and related CEQA findings, and a partial appeal filed by Laurence and Robin Hilman from the Zoning Administrator's determination in: 1) Granting with modifications, pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.27, the Reasonable Accommodation to a person with a disability by authorizing: 5,762 square feet of Residential Floor Area (RFA) in lieu of the maximum 3,523.5 square feet of RFA allowed on an approximately 7,830 square-foot lot in the R1 Zone, pursuant to LAMC Section 12.08 C.5(a); a waiver of the western and northern 45-degree encroachment plane that originates from a point that is 20 feet in height from the existing or finished grade, pursuant to LAMC Section 12.08 C.5(a); the use and maintenance of one covered parking space in lieu of the two otherwise required to be provided by LAMC Sec. 12.21 A.4(a); 2) Granting pursuant to LAMC Section 12.22 A.27, a Reasonable Accommodation to a person with a disability for a deviation from the locally protected tree replacement requirements of LAMC Sec. 46.02; and, 3) Denying, pursuant to LAMC Code Section 12.22 A.27, the requested Reasonable Accommodations to a person with a disability for: 6,422 square feet of RFA in lieu of the maximum 3,523.5 square feet allowed on an approximately 7,830 square-foot lot in the R1 Zone, pursuant to LAMC Section 12.08 C.5(a); a waiver of the southern 45-degree encroachment plane that originates from a point that is 20 feet in height from the existing or finished grade, pursuant to LAMC Section 12.08 C.5(a); to allow parking within the front yard setback, as otherwise prohibited by LAMC Section 12.21 C.1(g); and to allow more than 50 percent of the required front yard setback to be designed, improved or used for access driveways, as otherwise prohibited by LAMC Section 12.21 C.1(g); for the property located at 10540 West Lindbrook Drive, Los Angeles, CA 90024, subject to Conditions of Approval.

Applicant: Laurence A. Hilman
Environmental No. ENV-2023-5301-CE

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area). If the live audio is unavailable via one of these channels, members of the public should try one of the other channels.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133.

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For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: www.LACouncilComment.com.

In addition, you may view the contents of Council file Nos. **24-0418** by visiting: www.lacouncilfile.com.

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

For inquiries about the project, contact City Planning staff:

Jonathan Hershey (213) 978-1212 jonathan.hershey@lacity.org

For inquiries about the meeting, contact City Clerk staff:

Candy Rosales (213) 978-1078 clerk.plumcommittee@lacity.org

Candy Rosales

Deputy City Clerk, Planning and Land Use Management Committee

Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.

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1410 E CORAL COVE DR
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PO BOX 2752
OAKLAND CA 94602

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21, 22
WESTWOOD MANOR HOMEOWNERS
10525 WILSHIRE BLVD
LOS ANGELES CA 90024

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ANGIE & JOSH LLC
2800 28TH ST STE 328
SANTA MONICA CA 90405

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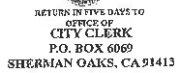


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3532 GREEN VISTA DR
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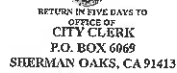
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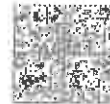
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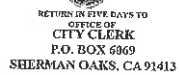
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BEVERLY HILLS CA 90210

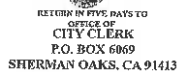
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NASHVILLE TN 37201

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26 CENTURY BLVD STE 700
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LOS ANGELES CA 90024

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CANOGA PARK CA 91303-4053

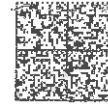
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LAURENCE & ROBIN HILMAN
105540 W LINDBROOK DR
LOS ANGELES, CA 90024

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Westwood Blvd. 10/15
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Los Angeles, CA 90024

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LOS ANGELES CA 90024

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10475 WILSHIRE BLVD UNIT 487
LOS ANGELES CA 90024-4696

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LOS ANGELES CA 90024

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10536 WILSHIRE BLVD APT 812
LOS ANGELES CA 90024

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4706 PARK GRANADA UNIT 157
CALABASAS CA 91302-1522

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2455 SOUTHRIDGE DR
PALM SPRINGS CA 92264

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WHEELING IL 60090-1924

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LOS ANGELES CA 90024

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77 ALPINE AVE
LOS GATOS CA 95030-7130

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LOS ANGELES CA 90024

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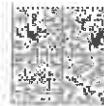
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10501 WILSHIRE BLVD UNIT 1512
LOS ANGELES CA 90024

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FORWARD TIME RXP 2ACS
STILMAN NORBERT
PO BOX 6069
CALABASAS CA 91372-8068

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HOSSEIN AGHAMIRZAI
10535 WILSHIRE BLVD APT 612
LOS ANGELES CA 90024

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AGHAMIRZAI HOSSEIN
7795 HAYNES POINT WAY UNIT 2081
ALEXANDRIA VA 22315-6080

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