

# PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
ZA-2022-7295-ZAA-ZAD-SPP-HCA-1A	ENV-2022-7296-CE-1A	CD – 1 Hernandez
RELATED CASE NOS.:	COUNCIL FILE NO:	PROCEDURAL REGULATIONS:
ZA-2022-7295-ZAA-ZAD-SPP-HCA  <input type="checkbox"/> N/A	CF-24-1570  <input type="checkbox"/> N/A	<input type="checkbox"/> Ch. 1 as of 1/21/24 (Not subject to Processes & Procedures Ord.) <input checked="" type="checkbox"/> Ch. 1A (Subject to Processes & Procedures Ord.)
PROJECT ADDRESS / LOCATION:		
504 West Avenue 44		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Bert Youn & Miyoug Kim  <input type="checkbox"/> N/A <input type="checkbox"/> New/Changed	213-478-0447	<a href="mailto:younblo@gmail.com">younblo@gmail.com</a>
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Stayner Architects, Christian Stayner  <input type="checkbox"/> N/A	213-478-0447	<a href="mailto:christian@staynerarchitects.com">christian@staynerarchitects.com</a>
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Sarah Ramage  <input type="checkbox"/> N/A	323-352-8804	<a href="mailto:scramage@hotmail.com">scramage@hotmail.com</a>
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input type="checkbox"/> N/A		
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Pablo Estrada	818-374-5033	<a href="mailto:Pablo.estrada@lacity.org">Pablo.estrada@lacity.org</a>
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		
<input type="checkbox"/> <i>The preparation of a draft ordinance by the City Attorney will be required.</i>  1. Based on the whole administrative record, that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15303, Class 3, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste site, or historical resources applies.		
FINAL ENTITLMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION:		

**(UNAPPEALED OR NON-APPEALABLE ITEMS)**

[Non-appealable items from the associated case ZA-2022-7295-ZAA-ZAD-SPP-HCA-1A]

1. Denial of a Zoning Administrators Adjustment to permit the construction, use, and maintenance of a new single-family dwelling with a wall of a height of 10 feet in the required front yard as otherwise prohibited by LAMC Section 12.21 C.1(g)
2. Denial of a Zoning Administrators Determination to permit the construction, use, and maintenance of a single-family dwelling on a lot fronting on a Substandard Hillside Limited Street (West Avenue 44) that is improved with an Adjacent Minimum Roadway width less than 20 feet, as required by LAMC Section 12.21 C.10(i)(2)
3. Approval of a Zoning Administrators Determination to permit the construction, use, and maintenance of a single-family dwelling on a lot fronting on a Substandard Hillside Limited Street (West Avenue 44) that does not provide the required sidewalk
4. Approval of a Zoning Administrators Determination to permit the construction, use, and maintenance of a single-family dwelling on a lot fronting on a Substandard Hillside Limited Street (Frontenac Avenue) that is improved with an Adjacent Minimum Roadway width less than 20 feet, as required by LAMC Section 12.21 C.10(i)(2)
5. Approval of a Zoning Administrators Determination to permit the construction of a single-family dwelling on a lot fronting on a Substandard Hillside Limited Street where a 20-foot-wide minimum Continuous Paved Roadway is not provided from the driveway apron to the boundary of the hillside area, as required by LAMC Section 12.21 C.10(i)(3)
6. Approval of a Project Permit Compliance Review as required by the Mount Washington - Glassell Park Specific Plan, Ordinance No. 168,707, for the construction, use, and maintenance of a new two-story single-family dwelling measuring approximately 3,731 square feet with a 393 square foot covered garage on an 8,696.8 square foot vacant lot

☐ N/A**ITEMS APPEALED:**

1. Based on the whole administrative record, that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15303, Class 3, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste site, or historical resources applies.

☐ N/A

<b>ATTACHMENTS:</b>	<b>REVISED:</b>	<b>ENVIRONMENTAL DOCUMENT:</b>	<b>REVISED:</b>
<input type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption)	<input type="checkbox"/>
<input type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration (ND)	<input type="checkbox"/>
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration (MND)	<input type="checkbox"/>
<input type="checkbox"/> T Conditions	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report (EIR)	<input type="checkbox"/>
<input type="checkbox"/> Proposed Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program (MMP)	<input type="checkbox"/>
<input type="checkbox"/> Zone Change Map and Ordinance	<input type="checkbox"/>		

<input type="checkbox"/> GPA Resolution <input type="checkbox"/> Land Use Map <input type="checkbox"/> Exhibit A – Plans <input type="checkbox"/> Mailing List (both Word and PDF) <input type="checkbox"/> Interested Parties List <input type="checkbox"/> Appeal <input type="checkbox"/> Development Agreement <input type="checkbox"/> Site Photographs <input type="checkbox"/> Other:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Project Exemption (SCPE) <input type="checkbox"/> Sustainable Communities Environmental Assessment (SCEA) <input type="checkbox"/> Sustainable Communities Environmental Impact Report (SCEIR) <input type="checkbox"/> Appendices <input type="checkbox"/> Other:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
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#### NOTES / INSTRUCTIONS:

☒ N/A

CITY COUNCIL NOTICE TIMING:	NOTICE LIST (SELECT ALL):	NOTICE PUBLICATION:
<input type="checkbox"/> 10 days <input type="checkbox"/> 15 days <input checked="" type="checkbox"/> 24 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]	<input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Adjacent/Abutting <input type="checkbox"/> 100' radius <input type="checkbox"/> 300' radius <input type="checkbox"/> 500' radius <input checked="" type="checkbox"/> Neighborhood Council <input checked="" type="checkbox"/> Interested Parties <input checked="" type="checkbox"/> Other: Appellant	<input type="checkbox"/> 10 days <input type="checkbox"/> 15 days <input type="checkbox"/> 24 days <input checked="" type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]

#### FISCAL IMPACT STATEMENT:

☐ Yes

☒ No

\*If determination states administrative costs are recovered through fees, indicate "Yes."

#### PLANNING COMMISSION:

<input type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> Central Area Planning Commission <input checked="" type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission	<input type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission
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PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
September 11, 2024	4 - 0
LAST DAY TO APPEAL:	DATE APPEALED:
December 3, 2024	December 3, 2024
COUNCIL TIME TO ACT:	TIME TO ACT START:
<input type="checkbox"/> 30 days <input type="checkbox"/> 45 days	<input checked="" type="checkbox"/> Appeal Filing Date <input type="checkbox"/> Received by Clerk <input type="checkbox"/> Last Day to Appeal

<input type="checkbox"/> 60 days <input checked="" type="checkbox"/> 75 days <input type="checkbox"/> 90 days <input type="checkbox"/> 120 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]	<input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]
<b>TRANSMITTED BY:</b>	<b>TRANSMITTAL DATE:</b>
Jaime Espinoza	April 9, 2025