



CITY OF LOS ANGELES  
 DEPARTMENT OF CITY PLANNING  
 City Hall 200 North Spring Street Los Angeles CA 90012

# NOTICE OF PUBLIC HEARING

**To Owners:**     Within a 100-Foot Radius  
                    Within a 500-Foot Radius  
                    Abutting a Proposed Development Site

**And Occupants:**     Within a 100-Foot Radius  
                                Within a 500-Foot Radius  
**And:**                    Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an appeal from a Department action was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, if applicable, will be among the matters considered at the hearing. The Commission may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

**Project Site: 9700 North Estaban Way**

**Case No.**           ZA-2018-4144-ZAD-1A  
**CEQA No.**           ENV-2018-4145-CE  
**Held By:**           North Valley Area Planning Commission  
**Date:**               **August 20, 2020**  
**Time:**              **After 4:30 p.m.**  
**Place:**              In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the [APC/CPC] meeting will be conducted entirely telephonically by Zoom [<https://zoom.us/>].

**Council No:**       7 - Rodriguez  
**Related Cases:**   None  
**Plan Area:**        Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon  
**Zone:**               RE11-1  
**Plan Overlay:**    San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan  
**Land Use:**         Very Low II Residential

The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting [apcnorthvalley@lacity.org](mailto:apcnorthvalley@lacity.org)

**Staff Contact:**   Zuriel Espinosa, City Planning Associate  
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 Los Angeles, CA 90012  
[zuriel.espinosa@lacity.org](mailto:zuriel.espinosa@lacity.org)  
 (213) 978-1249

**Applicant:**        Seroj Isagolian  
**Representative:** Oscar Ensafi  
**Appellant:**       Seroj Isagolian  
**Representative:** N/A

[apcnorthvalley@lacity.org](mailto:apcnorthvalley@lacity.org)

**PROPOSED PROJECT:**

Construction of a new 2,090 square-foot single-family residence on a 5,897 square foot site.

**APPEAL:**

Appeal of the Zoning Administrator's Determination dated May 28, 2020 which:

1. **Determined**, based on the whole of the administrative record that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Sections 15061 and 15303, Class 3 (New Construction), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;



2. **Denied**, pursuant to Section 12.24 X. 28 of Los Angeles Municipal Code (LAMC), to permit a roadway width of less than 20 feet for a Substandard Hillside Limited Street as required by Section 12.21 C.10(i)(2) of the Los Angeles Municipal Code; and
3. **Partially Approved**, pursuant to LAMC Section 12.24 X. 28, to grant relief from providing a 20-foot wide continuous paved roadway from the driveway apron to the Hillside Area boundary as required by Section 12.21 C.10(i)(3), in conjunction with the construction, use, and maintenance of a new single-family home with additional terms and conditions.

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*Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300*

#### GENERAL INFORMATION

**FILE REVIEW** - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. **Files are not available for review the day of or day before the hearing.**

**AGENDAS AND REPORTS-** Commission Agendas are accessible online at [planning.lacity.org](http://planning.lacity.org), by selecting "Commissions & Hearings", the specific Area or City Planning Commission and "Agendas". Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

**TESTIMONY AND CORRESPONDENCE** - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

**REQUIREMENTS FOR SUBMISSION OF MATERIALS** - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. The case number must be written on all communications, plans and exhibits.

Please see revised submission guidelines below which have been modified in order to accommodate the conduct of the public hearing telephonically in conformity with the Governor's Executive Order N-29-20 (March 17, 2020).

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page.
- **Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. These must be submitted electronically to the Commission email identified on the front of this page.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at [planning.lacity.org](http://planning.lacity.org) by selecting "Commissions & Hearings" and selecting the specific Commission.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW** - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzied here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

**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. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: [per.planning@lacity.org](mailto:per.planning@lacity.org). Be sure to identify the language you need English to be translated into, and indicate if the request is for oral 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.