

NOTICE OF PUBLIC HEARING

YARD MODIFICATION No. RPPL2023006469 / OAK TREE PERMIT No.
RPPL2023004186

The Los Angeles County Hearing Officer will conduct a public hearing to consider the project described below. A presentation and overview of the project will be given, and any interested person or authorized agent may appear and comment on the project at the hearing. The Hearing Officer will then consider to approve or deny the project or continue the hearing if it deems necessary. Should you attend, you will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing

Hearing Date and Time: Tuesday, May 20 at 9:00 a.m.

Hearing Location: Hall of Records, [320 W. Temple Street, Room 150, Los Angeles, CA 90012](#). Virtual (Online) at bit.ly/ZOOM-HO. By phone at (669) 444-9171 or (719) 359-4580 (ID: 824 5573 9842).

Project No.: PRJ2023-002817-(5)

Project Location: 2653 Montrose Avenue, within the West San Gabriel Valley Planning Area

CEQA Categorical Exemption: Class 1 Exemption, Existing Facilities, Class 3 Exemption, New Construction or Conversion of Small Structures, Class 4 Exemption, Minor Alterations to Land, Class 5 Exemption, Minor Alterations in Land Use Limitations

Project Description: To authorize a Yard Modification to allow a three-foot-six inch west side yard setback in lieu of the required five-foot side yard setback, and zero rear yard setback in lieu of the required 20-foot rear yard setback within the R-2 (Two-Family Residence) Zone, and Oak Tree Permit to authorize removal of one oak tree, and encroachment into the protected zone of another oak tree.

More information: Joshua Pereira, 320 W. Temple Street, 13th Floor, Los Angeles, CA 90012. (213) 974-6411. jpereira@planning.lacounty.gov. planning.lacounty.gov.

Case Material: <https://bit.ly/42iBmjv>

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' advanced notice.

Para leer este aviso en español visite < <https://bit.ly/42iBmjv>

若要閱讀中文通知，請訪 (<https://bit.ly/42iBmjv>).

