

## NOTICE OF PUBLIC HEARING

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, September 26, 2023 at 9:00 a.m.

**Hearing Location:** 320 West Temple St., Rm. 150, Los Angeles, CA 90012. Visit <https://bit.ly/HO-hearings> and select hearing date for more information. By phone at (323) 776-6996 (ID: 391 609 802).

**Project No.:** PRJ2022-002268-(5)

**Project Location:** 1999 Braeburn Road, Altadena, within the West San Gabriel Valley Planning Area

**CEQA Categorical Exemption:** Class 3 (New Construction or Conversion of Small Structures and Class 4 (Minor Alterations to Land)

**Project Description:** A request to encroach upon the protected zone of nine oak trees to allow for the construction of a swimming pool and spa and addition to a single-family residence in the R-1- 30,000 (Single-Family Residence –30,000 Square Foot Minimum Required Lot Area) Zone.

**More information:** Anthony M. Curzi, 320 W. Temple Street, Los Angeles, CA 90012. (213) 974-6411. [acurzi@planning.lacounty.gov](mailto:acurzi@planning.lacounty.gov). [planning.lacounty.gov](http://planning.lacounty.gov).

**Case Material:** [bit.ly/47KFxpQ](https://bit.ly/47KFxpQ)

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 [<bit.ly/47KFxpQ>](https://bit.ly/47KFxpQ)

若要閱讀中文通知，請訪 [\(bit.ly/47KFxpQ\)](https://bit.ly/47KFxpQ)

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**Project No.:** TR069054-(5)

**Project Location:** 737 Via Arezzo Place within the West San Gabriel Valley Planning Area

**CEQA Categorical:** Addendum to the Final EIR

**Project Description:** A request to modify CUP No. 2007-00114-(5) as follows:

**Condition 22:** Removing the Mello-Roos tax requirement for 18 single-family residential lots, and requiring an agreed upon in-lieu, one-time lump sum payment to the La Vina HOA.

**Condition 23:** Removing requirements to build a swimming pool, clubhouse, including the incorporation of historical design elements, and community identification sign, on Lot No. 19 as part of the project's recreational and open space amenities, and instead allowing passive park space and an in-lieu, one-time lump sum payment to the La Vina HOA.

**More information:** Michelle Lynch, 320 W. Temple Street, Los Angeles, CA 90012. (213) 974-6411. [mlynch@planning.lacounty.gov](mailto:mlynch@planning.lacounty.gov). [planning.lacounty.gov](http://planning.lacounty.gov).

**Case Material:** [bit.ly/47HPKn6](http://bit.ly/47HPKn6)

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