

PATRICE Y. LATTIMORE  
CITY CLERK

RUBEN VIRAMONTES  
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) 978-1040

[clerk.lacity.org](http://clerk.lacity.org)

April 24, 2026

Board File No. 250854  
Council District 4

**NOTICE TO APPELLANT(S), APPLICANT(S), AND INTERESTED PARTIES**

You are hereby notified that the Los Angeles City Council will hold a public hearing in-person on **Tuesday, May 5, 2026** at approximately **10:00 A.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:

**Council file No. 26-0516**

Statutory Exemption from the California Environmental Quality Act (CEQA) pursuant to Public Resource Code, Section 21080.66 (Case No. ENV-2025-3598-SE), and related CEQA findings, Appeal and Supplemental Appeal filed by Eric Zimmerman, from the determination of the Board of Building and Safety Commissioners in approving a Statutory Exemption as the environmental clearance, and a haul route application to export 23,000 cubic yards of earth; for the development of 27 apartment units, plus two Accessory Dwelling Units (ADU) in 4 structures: a 3-story, 6-unit building, a 4-story, 9-unit building, a 4-story, 12-unit building with subterranean parking and a 2-story 2-unit ADU, shoring, plus retaining walls. Three (3) of the 29 units will be reserved for Very-low income units (2 bedroom unit in building 1, 1 bedroom unit in building 2 and 2 bedroom unit in building 3); for the property located at 3842 and 3852 West Roble Vista Drive, subject to Conditions of Approval.

**Council file No. 26-0516-S1**

Statutory Exemption from the California Environmental Quality Act (CEQA) pursuant to Public Resource Code, Section 21080.66 (Case No. ENV-2025-3598-SE), and related CEQA findings, and Appeal filed by Lazaros Papademetropoulos AIA, from the determination of the Board of Building and Safety Commissioners in approving a Statutory Exemption as the environmental clearance, and a haul route application to export 23,000 cubic yards of earth; for the development of 27 apartment units, plus two Accessory Dwelling Units (ADU) in 4 structures: a 3-story, 6-unit building, a 4-story, 9-unit building, a 4-story, 12-unit building with subterranean parking and a 2-story 2-unit ADU, shoring, plus retaining walls. Three (3) of the 29 units will be reserved for Very-low income units (2 bedroom unit in building 1, 1 bedroom unit in building 2 and 2 bedroom unit in building 3); for the property located at 3842 and 3852 West Roble Vista Drive, subject to Conditions of Approval.

Applicant: Jason Grant

Owner: Vista Views LLC

City Council meetings will be broadcast live on Cable Television Channel 35, on the internet at <https://clerk.lacity.gov/calendar>, and on YouTube. The City Council will take public comment from members of the public in the John Ferraro Council Chamber. 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](http://www.LACouncilComment.com).

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

In addition, you may view the contents of Council file Nos. **26-0516** and **26-0516-S1** by visiting: [www.lacouncilfile.com](http://www.lacouncilfile.com).

Please be advised that the Los Angeles City Council reserves the right to continue this matter to a later date, subject to any time limit constraints.

For inquiries, contact Candy Rosales, Deputy City Clerk, Planning and Land Use Management Committee at [clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org)

**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.