



Department of City Planning

## Notice of Public Hearing

Aviso de Audiencia Pública • 公開聽證會通知  
공청회통지 • Abiso ng Pagdinig sa Publiko  
Հանրային լսումների մասին ծանուցագիր



Traducción  
번역 • 翻译  
Pagsasalin  
Թարգմանություն



**Monday, June 16, 2025**

**10:00 a.m.**

For construction of a new 3-story duplex with attached ADU, 4 parking spaces, and a maximum height of 37 feet.

### Project Located at:

6832 South Esplanade

### Hearing Conducted by:

Hearing Officer

This public hearing will be conducted entirely virtually and will allow for remote public comment.

### Options to Participate:

By phone: (669) 900 - 9128 or (213) 338 - 8477  
When prompted, enter the Meeting ID: 832 5339 0125 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:  
<https://planning4city.org.zoom.us/j/83253390125>  
Enter Meeting ID: 832 5339 0125 and Passcode: 739987

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press \*9 (Phone) to "raise your hand" virtually following staff calling the item.

The meeting's agenda will be provided no later than 72 hours before the meeting at [planning4la.org/hearings](https://planning4la.org/hearings). Please note that virtual meeting instructions will be provided on the meeting agenda.

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### Project Address

Sitio de Proyecto  
프로젝트 주소 • 項目地址  
Address ng Proyekto  
Ծրագրի Հասցե

6832 and 6836 South Esplanade, Playa Del Rey, CA 90293

### Proposed Project

Proyecto Propuesto  
프로젝트 제안 • 擬議項目  
Iminungkahing Proyekto  
Առաջարկվող Ծրագիր

The construction of a new three-story duplex with attached ADU, with a maximum height of 37 feet, four (4) parking spaces within a subterranean garage, and a roof deck. The project includes grading consisting of 660 cubic yards of cut, 55 cubic yards of fill, 595 cubic yards of removal and recompaction ("R&R"), and 605 cubic yards of export.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Hearing Officer will consider:

- 1. An Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303, Class 3 (New Construction or Conversion of Small Structures); and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
- 2. Pursuant to Los Angeles Municipal Code Section 13B.9.1. of Chapter 1A, a Coastal Development Permit for the proposed project on a lot located in a Single Permit Jurisdiction Area of the California Coastal Zone.
- 3. Pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for the construction of three new residential units in the Coastal Zone.

Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

<b>Case Number(s):</b> DIR-2024-2964-CDP-MEL-HCA	<b>Environmental Case Number(s):</b> ENV-2024-2965-CE
<b>Related Case Number(s):</b> N/A	<b>Overlay(s):</b> Coastal Transportation Corridor Specific Plan
<b>Zone:</b> R3-1	<b>Community Plan Area:</b> Westchester - Playa Del Rey
<b>Land Use Designation:</b> Medium Residential	
<b>Council District:</b> 11 - Park	<b>Assigned Staff Contact Information:</b> Caelan Rafferty, Planning Assistant caelan.rafferty@lacity.org 213-978-1197 200 N. Spring St., Room 720 Los Angeles, CA 90012
<b>Applicant:</b> Playa Resources, Inc. c/o Michael Hashim	
<b>Representative:</b> Susan Steinberg, Howard Robinson & Assoc.	

Who's Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知  
Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 300 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

**General Information** - Visit our website at [planning4la.org/hearings](http://planning4la.org/hearings) for general information about public hearings and the exhaustion of administrative remedies.

**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.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email [per.planning@lacity.org](mailto:per.planning@lacity.org) a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation 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.

