



Department of City Planning
14549 Archwood Street, Suite 301
Van Nuys, CA 91405

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
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Pagsasalin
Թարգմանություն



Wednesday, July 9, 2025
9:30 a.m.

Preliminary Parcel Map for the subdivision of two parcels into three lots, including one master lot and two airspace lots.

Project Located at:

2620 South Menlo Avenue

Hearing Conducted by:

Advisory Agency

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: 825 1472 9375#

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/82514729375>
Enter Meeting ID: 825 1472 9375 and Passcode: 341678

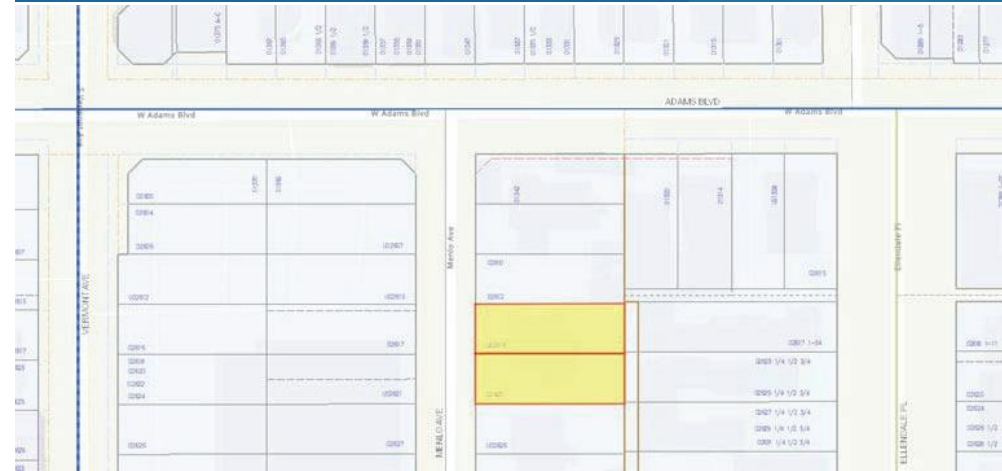
You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to "raise your hand" virtually following staff calling the item.

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

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311 • Traducción • 번역 • 翻译 • Pagsasalín • Թարգմանություն



Project Address

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

2620 South Menlo Avenue
Los Angeles, CA 90007

Proposed Project

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

The proposed project is a Preliminary Parcel Map to allow the subdivision of two (2) lots totaling 14,975 square feet into three (3) lots, including one (1) master lot and two (2) airspace lots. The project proposes the construction of a new three-story, 32-foot tall, approximately 7,405 square-foot multi-family residential building with 18 residential dwelling units and at-grade parking, including five (5) vehicular parking spaces. The new building will be an annex to the rear of the existing historic three-story building, consisting of seven (7) dwelling units restricted to Low Income senior households. No (0) protected trees will be removed.

Actions Requested

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

The Deputy Advisory Agency will consider:

- 1. An Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), 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 the Los Angeles Municipal Code (LAMC) Section 17.50, a Preliminary Parcel Map for the subdivision of two (2) lots into three (3) lots, including one (1) master lot and two (2) airspace lots in the R4-1L-O Zone.

Case Information

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

Case Number(s): AA-2023-3343-PMLA	Environmental Case Number(s): ENV-2023-3342-CE
Related Case Number(s): DIR-2023-3341-DB-SPP-COA-HCA	Overlay(s): North University Park SP, North University Park NSO, Exposition University Park RPA
Zone: R4-1L-O	Community Plan Area: South Los Angeles
Land Use Designation: Low Medium II Residential	Assigned Staff Contact Information: Maneri Roman, Planning Assistant maneri.roman@lacity.org (213) 682-6366 200 North Spring Street, Room 721 Los Angeles, CA 90012
Council District: 8 - Harris-Dawson	
Applicant: 2620 Menlo LP	
Representative: Sara Houghton - three6ixty	

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 500 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 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 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.

