

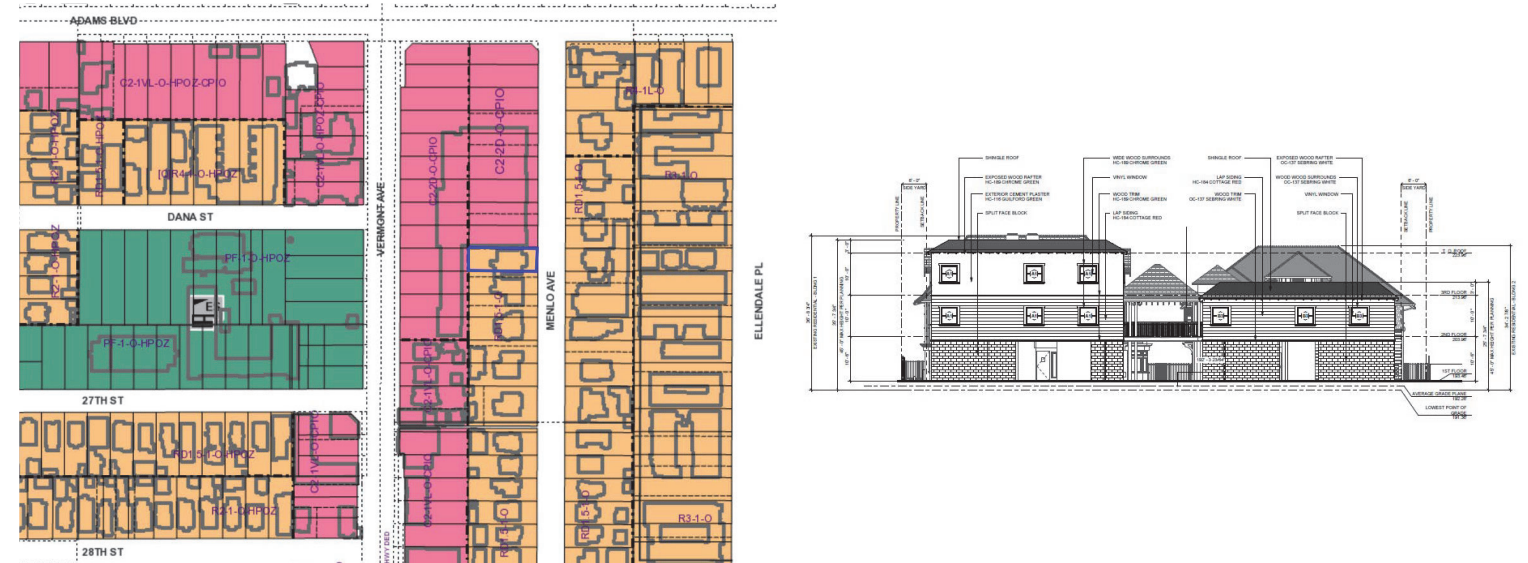


Department of City Planning
P.O. Box 6069
Sherman Oaks, CA 91413

Notice of Public Hearing

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

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☎
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Pagsasalin
Թարգմանություն



Tuesday, January 9, 2024
9:00 a.m.

The construction of a three-story residential building with six dwelling units to the rear of two existing historical buildings that will remain.

Project Located at:
2645 - 2651 South Menlo Avenue
Los Angeles, CA 90007

Hearing Conducted by:
Associate Zoning Administrator

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 2651 2537 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/83226512537>
Enter Meeting ID: 832 2651 2537 and Passcode: 372394

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.

Project Address

2645 - 2651 South Menlo Avenue, Los Angeles, 90007

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

Proposed Project

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

The proposed Project consists of the construction of an approximately 10,744 square-foot, three-story residential building with six residential dwelling units, community room, and at-grade parking, including a total of 13 vehicle and seven bike parking spaces. The project is an addition to the rear of two existing historic buildings that will remain, with 12 existing units restricted to low-income senior households within those existing buildings.

Actions Requested

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

The Zoning Administrator will consider:

- 1. Pursuant to California Environmental Quality Act ("CEQA") Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32/In-fill), 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 (LAMC) Section 12.24 W.52, a Conditional Use Permit to allow a project in the Neighborhood Stabilization Overlay (NSO) District in the RD Zone that creates six new units with five or more habitable rooms.
- 3. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.3 K.4, a Certificate of Appropriateness to permit the alteration of any facade or the construction, demolition, or removal of any building within the North University Park Specific Plan Boundaries.
- 4. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 C.2, a Specific Plan Project Permit Compliance for the alteration of a building within the North University Park Specific Plan Boundaries.

Case Information

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

Case Number(s): ZA-2022-5035-DB-CU-SPP-COA-HCA
Environmental Case Number(s): ENV-2022-5037-EAF

Related Case Number(s): AA-2022-5036-PMLA
Overlay(s): North University Park Specific Plan

Zone: RD1.5-1-O

Land Use Designation: Low Medium II Residential
Community Plan Area: South Los Angeles

Council District: CD 8 - Harris-Dawson
Assigned Staff Contact Information:

Applicant: Maneri Roman, Planning Assistant
2620 Menlo LP maneri.roman@lacity.org
(213) 682-6366
200 North Spring Street, Room 721
Los Angeles, CA 90012

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, or because you requested to be added to the interested parties list. 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.

