



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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Wednesday, November 13, 2024

10:30 a.m.

For the subdivision of one lot into three lots and the development of three new single-family dwellings and two attached Accessory Dwelling Units.

Project Located at:

233 and 233 1/2 North Robinson Street

Hearing Conducted by:

Deputy 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: 834 8157 3052 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/83481573052>

Enter Meeting ID: 834 8157 3052 and Passcode: 157098

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

233 and 233 1/2 North Robinson Street, Los Angeles, CA 90026

Sitio de Proyecto

프로젝트 주소 • 項目地址

Address ng Proyekto

ծրագրի Հասցե

Proposed Project

Proyecto Propuesto

프로젝트 제안 • 擬議項目

Iminungkahing Proyekto

Առաջարկվող ծրագիր

A Preliminary Parcel Map for the subdivision of one (1) lot into three (3) small lots on a site that totals 6,005 square-feet. The project proposes the demolition of a single-family dwelling and an accessory building and the construction of three (3) new single-family dwellings with two (2) new attached Accessory Dwelling Units (ADUs). Lot 1 will consist of 1,992 square-feet of lot area and will be developed with a new 1,530 square-foot single-family dwelling "A" and a 626 square-foot attached ADU that together will be four-stories with a maximum height of 35 feet and 5.5 inches. Lot 2 will consist of 1,755 square-feet of lot area and will be developed with a new 1,802 square-foot single-family dwelling "B" and an 870 square-foot attached ADU that together will be four-stories with a maximum height of 35 feet and 7.5 inches. Lot 3 will consist of 2,258 square-feet of lot area and will be developed with a new 2,385 square-foot single-family dwelling "C" that will be four-stories and with a maximum height of 35 feet and 10 inches. Lot 3 will contain six (6) vehicle parking spaces on the ground floor of proposed single-family dwelling "C." The project site was not found to have any protected trees or shrubs and does not have any street trees adjacent to the public right-of-way. Five (5) non-protected trees are proposed for removal.

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. Pursuant to CEQA Guidelines, Sections 15303, Class 3 (New Construction or Conversion of Small Structures), 15315, Class 15 (Minor Land Divisions), and 15332, Class 32 (Urban Infill Development), an Exemption from CEQA, 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 17.51, 17.53, and 12.22 C.27, a Preliminary Parcel Map for the subdivision of one (1) lot into three (3) small lots on an approximately 6,005 square-foot lot in the RD2-1 Zone.

Case Information

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

Case Number(s): AA-2023-6718-PMLA-SL-HCA
Environmental Case Number(s): ENV-2023-6720-CE

Related Case Number(s): ADM-2024-224-SLD-HCA
Overlay(s): N/A

Zone: RD2-1

Land Use Designation: Low Medium Residential
Community Plan Area: Westlake

Council District: 13 - Hugo Soto-Martinez
Assigned Staff Contact Information:

Applicant: Yukie Tanuma, 233 Property, LLC

Erick Morales, Planning Assistant
erick.morales@lacity.org
(213) 202-5440
200 North Spring Street, Room 621
Los Angeles, CA 90012

Representative: EGL Associates

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.

