



Department of City Planning

P.O. Box 6069

Sherman Oaks, CA 91413

Notice of Public Hearing

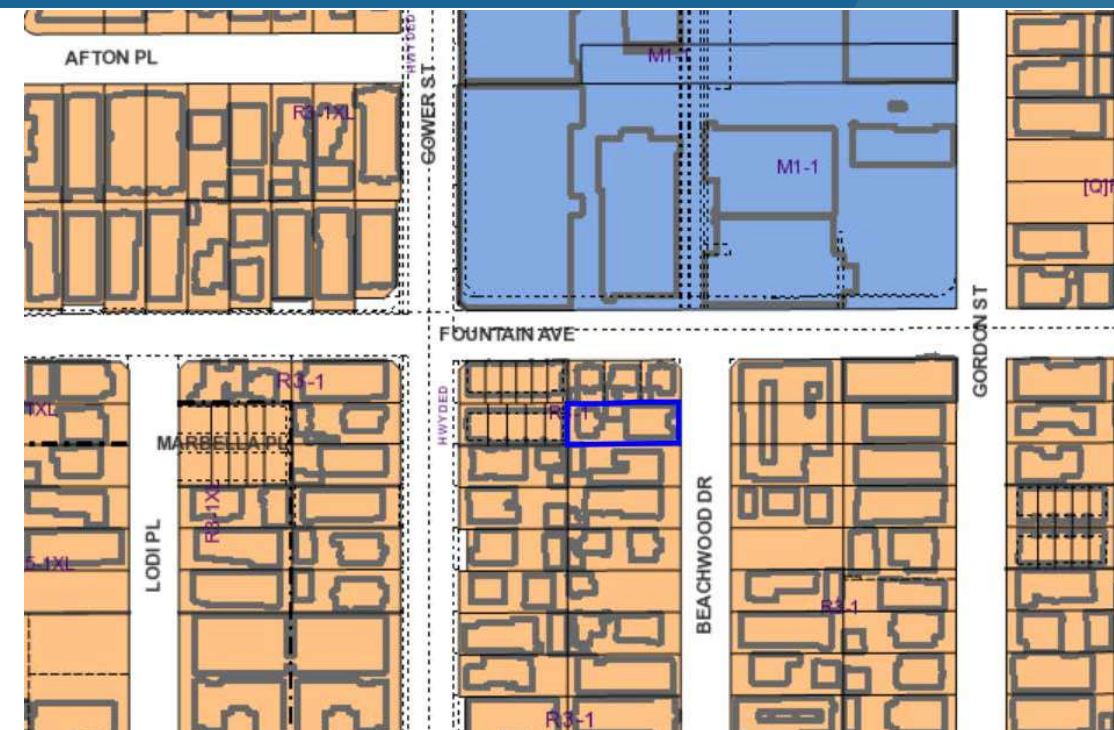
Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知

Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր

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LOS ANGELES
CITY PLANNING



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Wednesday, November 13, 2024

10:00 a.m.

The subdivision of one (1) lot into five (5) small lots and the construction of five (5) new single-family dwelling units.

Project Located at:

1255-1257 North Beachwood Drive

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

1255-1257 North Beachwood Drive, Los Angeles, CA 90038

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

The proposed project is a Vesting Tentative Tract Map for the subdivision of one (1) 6,749.9 square-foot lot into five (5) small lots. Lot A will consist of approximately 1,631.7 square feet of lot area and will be developed with a four (4)-story, 1,509 square-foot single-family dwelling that will rise to a maximum of 44 feet, 8 inches. Lots B, C, and D will each consist of approximately 1,125 square feet of lot area and will each be developed with a four (4)-story, 1,513 square-foot single-family dwelling that will rise to a maximum of 44 feet, 8 inches. Lot E will consist of approximately 1,743.2 square feet of lot area and will be developed with a four (4)-story, 1,508 square-foot single-family dwelling that will rise to a maximum of 44 feet, 8 inches. Each single-family dwelling will contain two (2) covered parking spaces for a total of 10 parking spaces on the project site. The project site is currently vacant and contains zero (0) trees and two (2) existing street trees. The project includes the removal of the two (2) existing street trees, and the planting of two (2) new street trees and three (3) new trees on-site.

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 the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15332, Class 32 (Urban Infill Development), 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) Sections 17.03, 17.06, 17.15, and 12.22 C.27, a Vesting Tentative Tract Map for the subdivision of one (1) lot into five (5) small lots on an approximately 6,749.9 net square-foot site in the R3-1 Zone.



Case Information

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

Case Number(s): VTT-84383-SL-HCA	Environmental Case Number(s): ENV-2024-3521-CE
Related Case Number(s): ADM-2024-3522-SLD	Overlay(s): Adaptive Reuse Incentive Area; Hollywood Redevelopment Plan
Zone: R3-1	Community Plan Area: Hollywood
Land Use Designation: Medium Residential	
Council District: 13 - Soto-Martinez	Assigned Staff Contact Information: Nashya Sadono-Jensen, City Planning Assoc. nashya.sadono-jensen@lacity.org (213) 978-1363 200 North Spring Street, Room 621 Los Angeles, CA 90012
Applicant: Ruifeng Fan, Vesta Custom Homes LLC	
Representative: Nila Aul, K U & Associates, Inc.	

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.