



## Department of City Planning

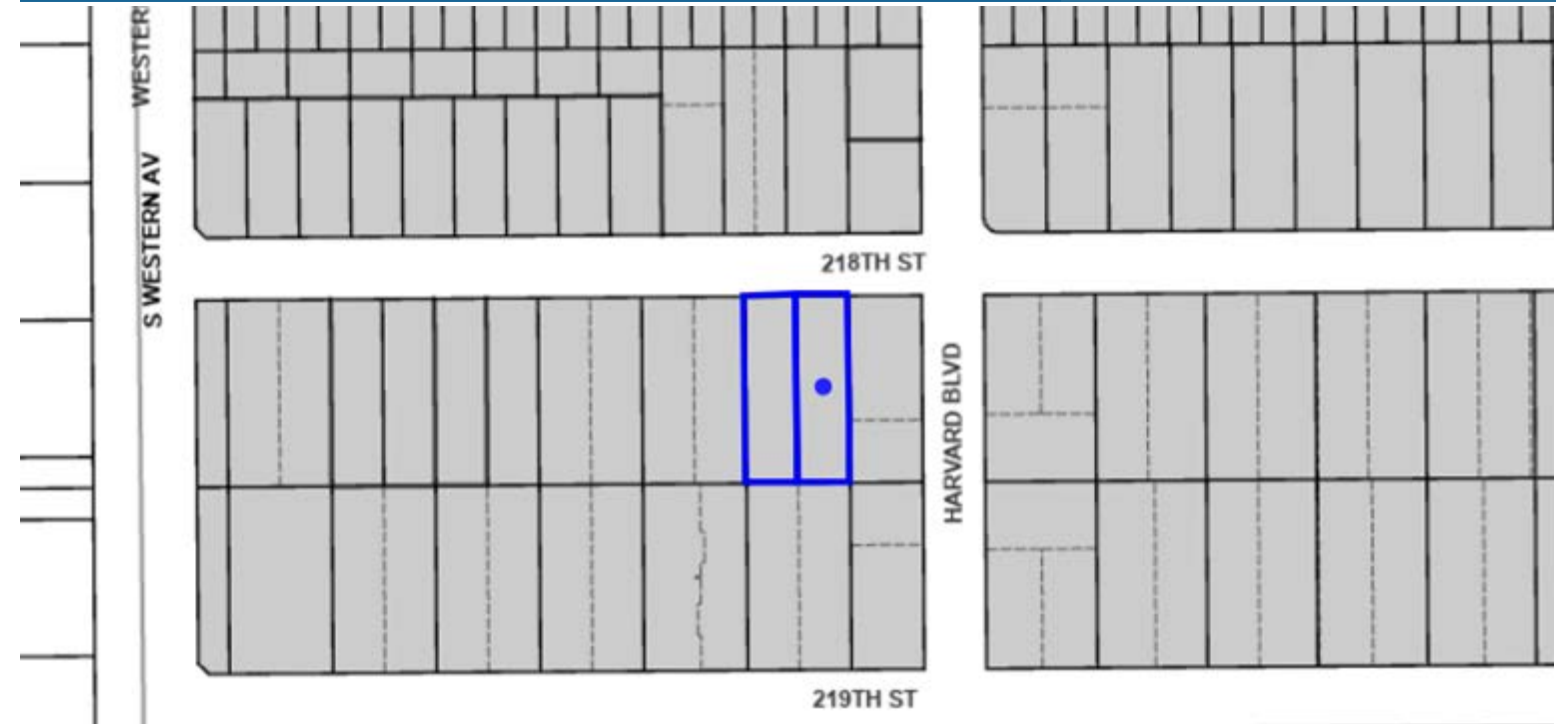
263 West Olive Avenue #193  
Burbank, CA 91502

# 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

☎ 311 • Traducción • 번역 • 翻译 • Pagsasalin • Թարգմանություն



## 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



**Wednesday, April 9, 2025**

**10:00 a.m..**

A Vesting Tentative Tract map for a  
11 small lot subdivision.

### Project Located at:

1608 and 1610 West 218th 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: 84120718468

With a PC, MAC, iPad, iPhone, or Android, click on this URL:  
<https://planning-lacity-org.zoom.us/j/84120718468>  
Enter Meeting ID: 84120718468 and Passcode: 739283

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.

### Project Address

1608 - 1610 1/2 West 218th Street, Los Angeles, CA 90501

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 for the subdivision of two  
existing lots totaling 18,000 square feet into 11 new lots with the  
construction of 11 small lot homes, and 11 attached Accessory Dwelling  
Units (ADUs), pursuant to Ordinance No. 185,462 Small Lot Subdivision. All  
dwelling units will be four (4) stories in height with a maximum height of 45  
feet, with a total of 33 parking spaces in the R3-1 Zone. The project proposes  
the demolition of four (4) existing dwelling units across the whole site. No (0)  
protected and (1) one non-protected tree is proposed to be removed. The  
project involves grading of approximately 1300 cubic yards of soil.

Actions Requested

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

The Advisory Agency will consider:

- 1. An Exemption from California Environmental Quality Act ("CEQA") Guidelines, based on the whole of the administrative record, that the Project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Sections 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to CEQA Guidelines Sections 15300.2, applies.
- 2. Pursuant to Los Angeles Municipal Code (LAMC) Sections 17.03,17.15, and 12.22.C.27 a Vesting Tentative Tract Map for the subdivision of two existing lots totaling 18,000 square feet, into eleven (11) new small lots pursuant to Small Lot Subdivision Ordinance No. 185,462.
- 3. Pursuant to Los Angeles Municipal Code (LAMC) Sections 17.03, and 17.15, a request to the Advisory Agency for a 20 percent reduction in the front yard setback, for a minimum front yard of 12 feet in lieu of 15 feet as otherwise required by LAMC Section 12.10.C.1.



Case Information

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

<b>Case Number(s):</b> VTT-83991-SL-HCA	<b>Environmental Case Number(s):</b> ENV-2023-6808-CE
<b>Related Case Number(s):</b> ADM-2023-6810-SLD	<b>Overlay(s):</b> N/A
<b>Zone:</b> R3-1	
<b>Land Use Designation:</b> Medium Residential	<b>Community Plan Area:</b> Harbor Gateway
<b>Council District:</b> 15 - McOsker	<b>Assigned Staff Contact Information:</b>  Norali Martinez, City Planner norali.martinez@lacity.org (213) 978-1346 200 North Spring Street, Room 721 Los Angeles, CA 90012
<b>Applicant:</b> George Andrews, Rooster Fish LLC	
<b>Representative:</b> N/A	

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](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.