



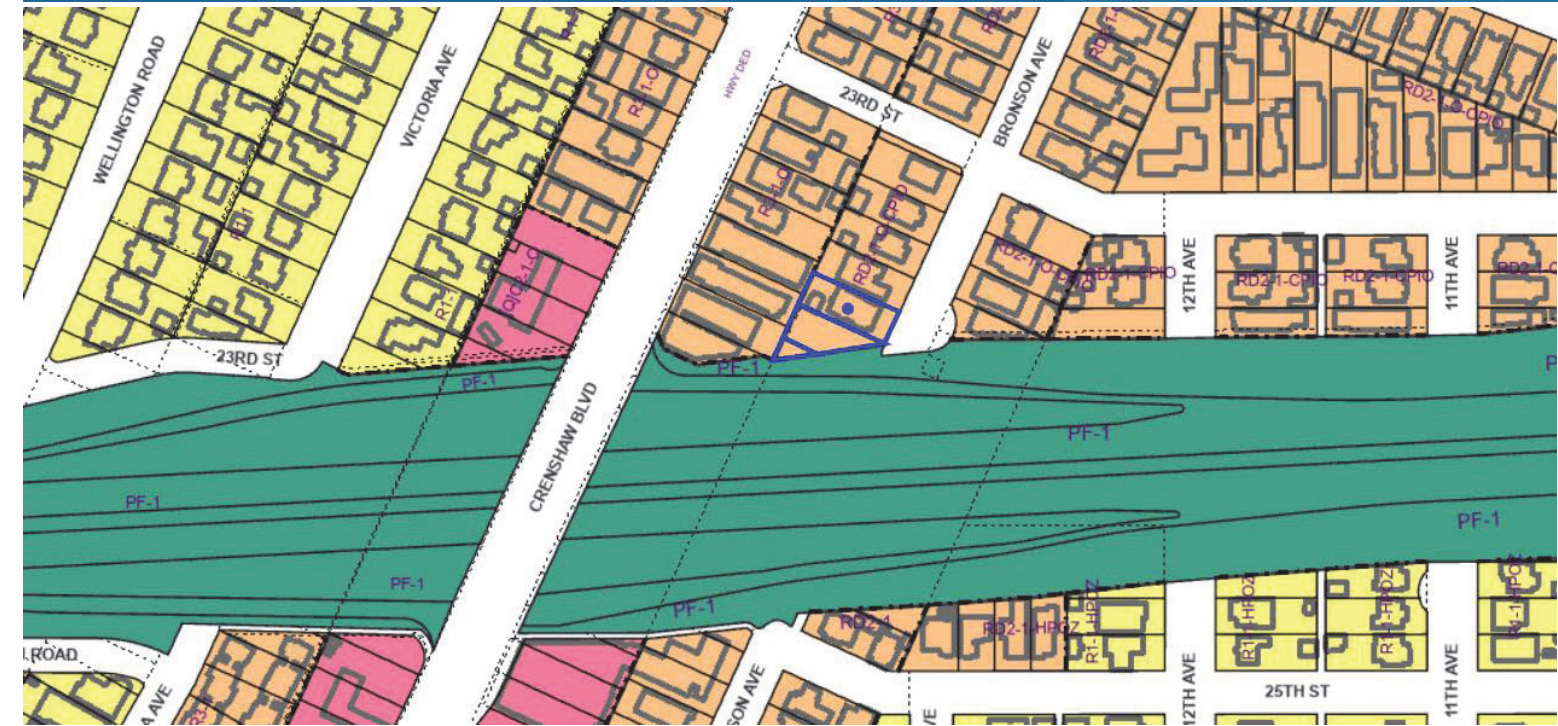
Department of City Planning
1301 West 2nd Street, #105
Los Angeles, CA 90026

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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Thursday, June 12, 2025
9:30 a.m.

For reduced side and rear yard setbacks and reduced lot width

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: **856 1279 5891#**

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/85612795891>
Enter Meeting ID: 856 1279 5891 and Passcode: 752029

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 Located at:
2321-2327 South Bronson Avenue

Hearing Conducted by:
Associate Zoning Administrator

Project Address

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

2321 South Bronson Avenue (2321-2323 and 2325-2327 South Bronson Avenue), Los Angeles, CA 90018

Proposed Project

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

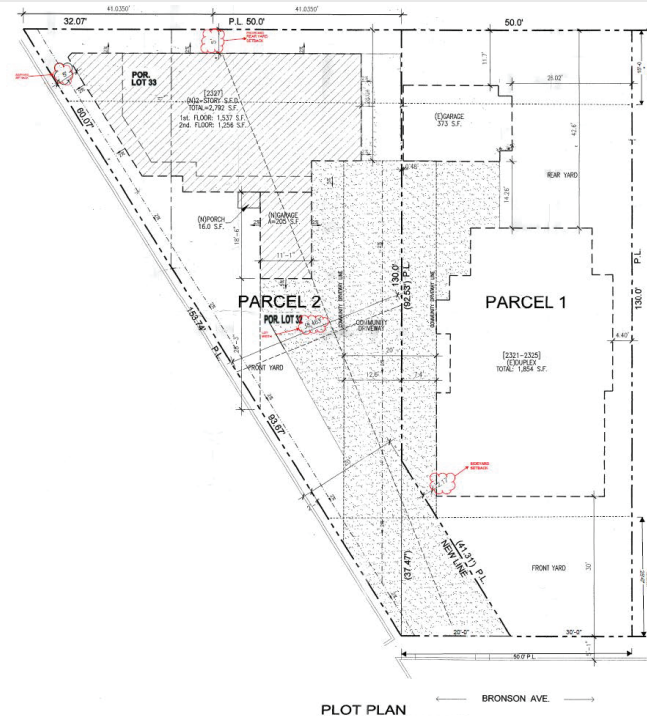
The project consists of a lot line adjustment transferring an area measuring approximately 443 square feet from Parcel 1 (2321-2323 South Bronson Avenue) to Parcel 2 (2325-2327 South Bronson Avenue) pursuant to Case No. AA-2023-6817-PMEX and the construction of a single-family dwelling on Parcel 2. The applicant requests a Zoning Administrator's Adjustment to allow a lot width of 38.46 feet in lieu of the 50 feet otherwise required under LAMC Chapter 1 Section 12.09.1 B.4 and a rear yard setback of 5 feet in lieu of the 15 feet otherwise required under LAMC Chapter 1 Section 12.09.1 B.3 for Parcel 2 (2325-2327 South Bronson Avenue). The applicant also requests a Zoning Administrator's Adjustment to allow a southerly side yard setback of 2.17 feet in lieu of the 5 feet otherwise required under LAMC Chapter 1 Section 12.09.1 B.2(a) for Parcel 1 (2321-2323 South Bronson Avenue).

Actions Requested

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

The Associate Zoning Administrator will consider:

1. An exemption from CEQA pursuant to CEQA Guidelines Article 19, Section 15305, Class 5 (Minor Alterations to Land Use Limitations), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.28 A, a Zoning Administrator's Adjustment to allow a lot width of 38.46 feet in lieu of the 50 feet otherwise required under LAMC Chapter 1 Section 12.09.1 B.4 and a rear yard setback of 5 feet in lieu of the 15 feet otherwise required under LAMC Chapter 1 Section 12.09.1 B.3 for Parcel 2.
3. Pursuant to LAMC Section 12.28 A, a Zoning Administrator's Adjustment to allow a southerly side yard setback of 2.17 feet in lieu of the 5 feet otherwise required under LAMC Chapter 1 Section 12.09.1 B.2(a) for Parcel 1.



Case Information

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

Case Number(s):

ZA-2023-6819-ZAA

Environmental Case Number(s):

ENV-2023-6820-CE

Related Case Number(s):

AA-2023-6817-PMEX

Overlay(s):

West Adams - Baldwin Hills - Leimert
Community Plan Implementation Overlay

Zone:

RD2-1-O-CPIO

Community Plan Area:

West Adams - Baldwin Hills - Leimert

Land Use Designation:

Low Medium Residential II

Council District:

10 - Hutt

Assigned Staff Contact Information:

Jonathan Hagar, Planning Assistant
jonathan.hagar@lacity.org
(818) 374-5060
200 N. Spring St., Room 763
Los Angeles, CA 90012

Applicant:

Walter Castro / Jeronimo A. Castellanos

Representative:

Ariel Gutierrez, CMSLA LLC

Who's Receiving This Notice

Quién recibe este aviso • 본통지를 받은 사람들 • 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 abutting 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.