



Department of City Planning
15031 Chatsworth Street, #17
Mission Hills, CA 91345

Notice of Public Hearing

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



Traducción
번역 • 翻译
Pagsasalin
Թարգմանություն



Tuesday, September 9, 2025
9:00 a.m.



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: 876 5164 6919#

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning4city-org.zoom.us/j/87651646919>
Enter Meeting ID: 876 5164 6919 and Passcode: 537420

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:

23139 & 23141 West Collins Street

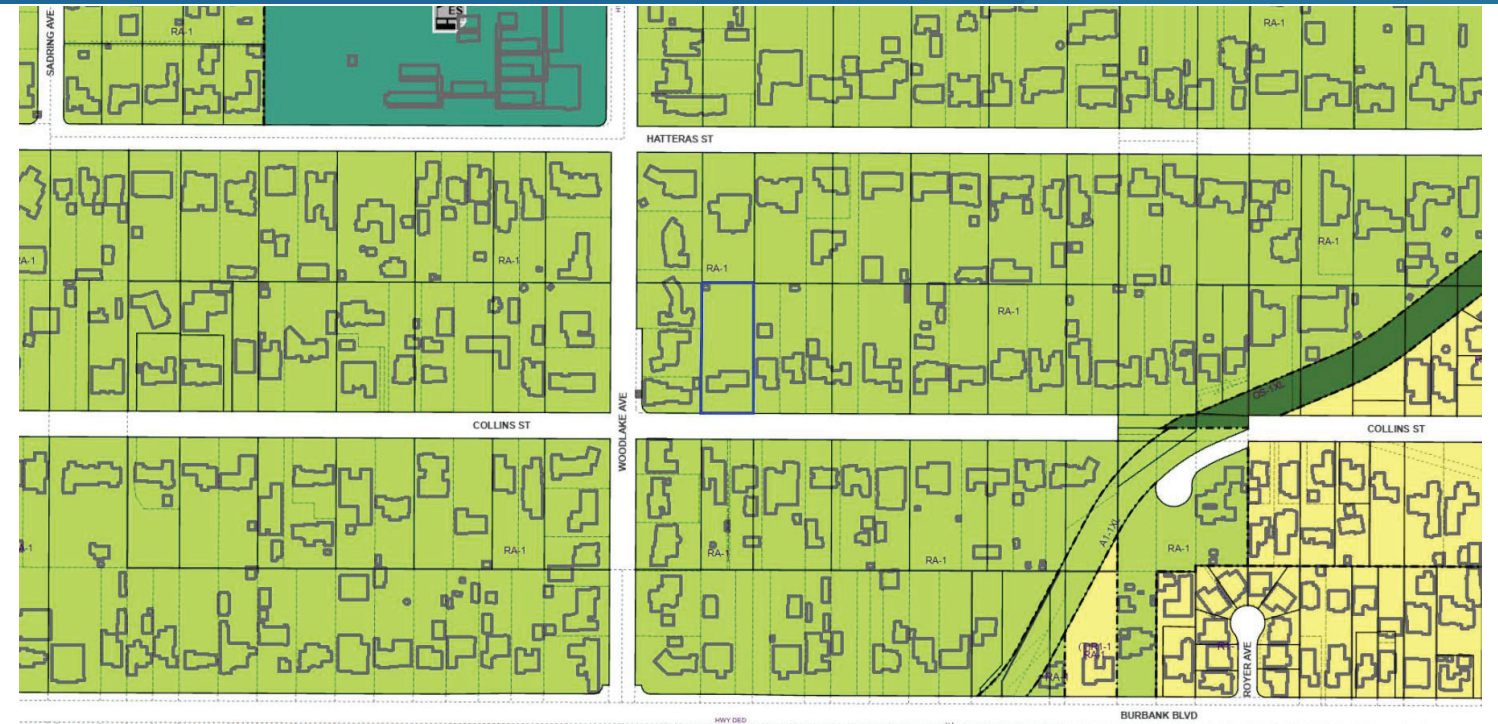
Hearing Conducted by:

Associate Zoning Administrator

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Project Address

23139 & 23141 West Collins Street

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 project involves a request for a Zoning Administrator's Adjustment to allow a reduced midpoint (lot width) for Parcel B to allow for a flag lot configuration where a portion of the lot has a width of 20 feet in lieu of 70 feet. This request is being submitted concurrently with Preliminary Parcel Map No. AA-2023-2925-PMLA-HCA to subdivide an existing 35,913 square foot (gross) lot into two single family lots in the RA-1 Zone. The subject site is currently developed with an existing single family dwelling proposed for removal. The project will include the construction, use and maintenance of a new 5,013 square foot, two-story, single family dwelling with a maximum height of 25 feet and six inches on Parcel A. Additionally, Parcel A will include covered patios, 310 square foot trellis, 196 square foot recreation room, 680 square foot Junior ADU, and pool. Parcel B will remain vacant. The site also contains three protected trees all proposed to be retained. One significant, mature tree is proposed for removal. No grading is proposed.

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 15332, Class 32, and that there is no substantial evidence demonstrating that an exception to a categorical exception pursuant to CEQA Guidelines Section 15300.2 applies.
2. Pursuant to Chapter 1 of Los Angeles Municipal Code Section 12.28, a Zoning Administrator's Adjustment to permit a reduced midpoint (lot width) for Parcel B to allow for a flag lot configuration where a portion of the lot has a width of 20 feet in lieu of 70 feet as otherwise required in the RA-1 Zone.

Case Information

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

Case Number(s):

ZA-2023-2926-ZAA-HCA

Environmental Case Number(s):

ENV-2023-2927-CE

Related Case Number(s):

AA-2023-2925-PMLA-HCA

Overlay(s):

NA

Zone:

RA-1

Land Use Designation:

Very Low Residential

Community Plan Area:

Canoga Park - Winnetka - Woodland Hills - West Hills

Council District:

3 - Blumenfield

Assigned Staff Contact Information:

Courtney Yellen, Planning Assistant
courtney.yellen@lacity.org
(818) 374-5059
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401

Applicant:

Yaron Levy

Representative:

Aaron Belliston

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.

