



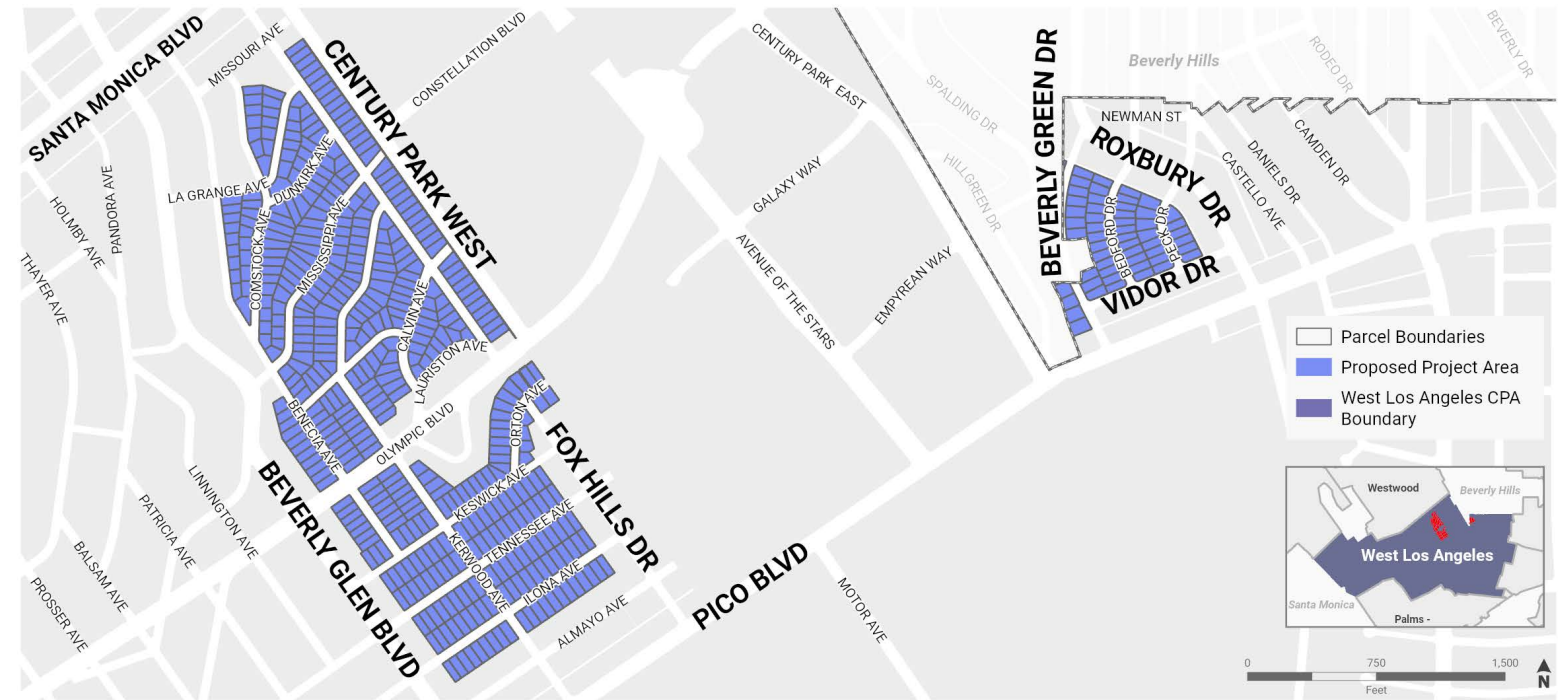
**Department of City Planning**  
Community Planning Bureau  
City Hall  
200 North Spring Street, Room 667  
Los Angeles, CA 90012

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# 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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**November 18th, 2025**

**5:00 p.m. - 7:00 p.m.**

**Notice of Virtual Public Hearing & City Planning Commission Meeting**  
for the Century Glen & Beverly Angeles Zone Change

\*See inside for more information

### Project Located at:

Century Glen and Beverly Angeles neighborhoods, as shown in map

### Hearing Conducted by:

Hearing Officer (11/18/25) & the City Planning Commission (12/11/25)

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: 865 1131 6257

With a PC, MAC, iPad, iPhone, or Android, click on this URL:  
<https://planning-lacity-org.zoom.us/j/86511316257>  
Enter Meeting ID: 865 1131 6257 and Passcode: 897656

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

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

The Project Area is located in the neighborhoods of Century Glen and Beverly Angeles, both of which are in the West Los Angeles Community Plan Area in Council District 5. As shown in the included map.

The Century Glen Project Area is generally bounded by Santa Monica Boulevard to the north, Pico Boulevard to the south, Beverly Glen Boulevard to the west, and Century Park West and Fox Hills Drive to the east. The Beverly Angeles Project Area is generally bounded by Roxbury Drive to the north and east, Vidor Drive to the south, and Beverly Green Drive to the west, including four parcels and three irregular shaped lots on the western side of Beverly Green Drive along the southwest boundary of the City of Beverly Hills.

## Proposed Project

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

**Los Angeles City Planning is proposing to update the zoning within these single family neighborhoods from R1-1-O to R1V2-O. The update in zoning to the R1V2 zone will convey most of the same development standards and use allowances as the R1-1 zone. Depending upon the size of a lot, the R1V2 zone may allow slightly more residential floor area than the current R1-1 (on average 200 square feet more).**

**This effort does not propose any specific development. Please note that this notice has been sent to property owners and occupants within 500 feet of the project area. Please refer to the map above to verify whether your property will be affected.**

Actions Requested

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

As a part of this update, City Planning is recommending that the City Planning Commission: **Adopt** a Zone Change and Height District Change from R1-1-O to R1V2-O; **Find** that the project was assessed in the Housing Element Environmental Impact Report (“EIR”) No. ENV-2020-6762-EIR, State Clearinghouse No. SCH No. 2021010130 certified on November 29, 2021, and Addendum ENV-2020-6762-EIR-ADD1 approved June 14, 2022 and Addendum ENV-2020-6762-EIR-ADD2 approved February 7, 2025.

Pursuant to Section 13B.1.4, the Planning Department is holding a Virtual Public Hearing, and the case will be considered by the City Planning Commission (CPC) at a meeting, on December 11, 2025 at 8:30 a.m. as provided in this notice. The Public Hearing is a formal opportunity for the public to provide comments on the proposed actions. No decisions will be made during the public hearing. Participants may join the Public Hearing online or by phone to offer testimony. In lieu of attending the Public Hearing, comments may be submitted by email to [nathaniel.singer@lacity.org](mailto:nathaniel.singer@lacity.org) or by hardcopy to Nathaniel Singer through November 19, 2025 at 12:00 p.m.

**City Planning Commission (CPC) Meeting | December 11, 2025 after 8:30 a.m.\***  
Location: City Hall, Council Chambers, Room 340, 200 N. Spring Street, Los Angeles, CA 90012

The CPC agenda and the hybrid meeting’s Zoom call information will be available no later than 72 hours before the meeting at [Planning4LA.org/hearings](https://planning4la.org/hearings).

\* The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written submissions may be submitted prior to, or at, the meeting. These submissions are governed by the City Planning Commission Rules and Operating Procedures posted online at [Planning4LA.org](https://planning4la.org). Revised submission guidelines have been modified to accommodate the hybrid meeting format. Initial Submissions, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. Materials are to be emailed to [cpc@lacity.org](mailto:cpc@lacity.org). Secondary Submissions in response to a Staff Recommendation Report or additional comments must be received electronically no later than 48 hours before the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to [cpc@lacity.org](mailto:cpc@lacity.org). Photographs do not count toward the page limitation. Day of Hearing Submissions within 48 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs. Day of Hearing Submissions are to be submitted electronically to [cpc@lacity.org](mailto:cpc@lacity.org) and 15 hard copies must be submitted at the in person meeting. Submissions that do not comply with these rules will be stamped “File Copy. Non-Complying Submission.” Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

Exhaustion of Administrative Remedies: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter. Any written correspondence delivered to the Department before the action on this matter will become a part of the administrative record.

Case Informaation

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

<b>Case Number(s):</b> CPC-2025-5011-ZC-HD	<b>Environmental Case Number(s):</b> ENV-2020-6762-EIR ENV-2020-6762-EIR-ADD1 ENV-2020-6762-EIR-ADD2
<b>Related Case Number(s):</b> n/a	
<b>Zone:</b> R1-1-O	<b>Overlay(s):</b> West Los Angeles Transportation Improvement and Mitigation
<b>Land Use Designation:</b> Low Residential	<b>Community Plan Area:</b> West Los Angeles
<b>Council District:</b> 5 - Yaroslavsky	<b>Assigned Staff Contact Information:</b> Nathaniel Singer <a href="mailto:nathaniel.singer@lacity.org">nathaniel.singer@lacity.org</a> (213) 978-1165 200 N. Spring St., Room 667 Los Angeles, CA 90012
<b>Applicant:</b> City of Los Angeles	
<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, 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](https://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 contact the assigned planner by phone and email at [nathaniel.singer@lacity.org](mailto:nathaniel.singer@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.