



**Department of City Planning**  
3646 Long Beach Boulevard, #103  
Long Beach, CA 90807

# 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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**Tuesday, June 17, 2025**  
10:00 a.m.

**An appeal for not issuing a building permit to allow for the addition of four Accessory Dwelling Units**

**Project Located at:**  
**21700 West Septo Street**

**Hearing Conducted by:**  
**Associate Zoning Administrator**

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 3256 3533#

With a PC, MAC, iPad, iPhone, or Android, click on this URL:  
<https://planning-lacity-org.zoom.us/j/87632563533>  
Enter Meeting ID: 876 3256 3533 and Passcode: 606314

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

21700 West Septo Street, 91311

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

An appeal of the Department of Building and Safety action of not issuing a permit for four Accessory Dwelling Units via the conversion of existing, unoccupied underfloor space in a 25-unit residential building.

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. Pursuant to the Angeles Municipal Code (LAMC) Section 13B.10.2 a Director of Planning Determination as to whether the Department of Building and Safety erred or abused their discretion by not issuing Permit No. 23016-20000-36299 to allow the addition of four Accessory Dwelling Units via the conversion of existing, unoccupied underfloor space in a 25-unit multi-family residential building.

Case Information

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

<b>Case Number(s):</b> DIR-2024-8258-BSA	<b>Environmental Case Number(s):</b> N/A
<b>Related Case Number(s):</b> N/A	<b>Overlays(s):</b> N/A
<b>Zone:</b> R3-1	
<b>Land Use Designation:</b> Medium Residential	<b>Community Plan Area:</b> Chatsworth- Porter Ranch
<b>Council District:</b> 12	<b>Assigned Staff Contact Information:</b>  Undine Petrulis, City Planner undine.petrulis@lacity.org 213-978-1170 200 North Spring Street, Room 763 Los Angeles, CA 90012
<b>Applicant/ Appellant:</b> Chatsworth 101 LLC/ Sussex Foothills	
<b>Representative:</b> Seyed Safavian	

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 abutting 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](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.