



Department of City Planning

3055 West Valley Boulevard
Alhambra, CA 91803

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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Monday, July 21, 2025

10:30 a.m.

For the conversion of a storage room to an ADU and construction of a new deck.

Project Located at:

107 and 109 North West Channel Road

Hearing Conducted by:

Hearing Officer

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: 871 5439 6348#

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/87154396348>
Enter Meeting ID: 871 5439 6348 and Passcode: 179024

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 Address

Sitio de Proyecto

프로젝트 주소 • 項目地址

Address ng Proyekto

ծրագրի Հասցե

107 and 109 North West Channel Road (107, 109, and 111 North Channel Road and 111 North West Channel Road), 90402

Proposed Project

Proyecto Propuesto

프로젝트 제안 • 擬議項目

Iminungkahing Proyekto

Առաջարկվող ծրագիր

The project involves the conversion of an existing 255 square-foot storage room to a new attached Accessory Dwelling Unit (ADU) and construction of a new deck. The existing storage room is located on the first floor of a two-story building consisting of two light housekeeping units on the second floor. No work is proposed on the second floor of the building.

Actions Requested

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

The Hearing Officer will consider:

- 1. An Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 (Existing Facilities); and there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
- 2. Pursuant to Los Angeles Municipal Code Section 13B.9.1. of Chapter 1A, a Coastal Development Permit for the proposed project on a lot located in a Dual Permit Jurisdiction Area of the California Coastal Zone; and,
- 3. Pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for the construction of one new Residential Unit in the Coastal Zone.

Case Information

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

Case Number(s):
DIR-2025-851-CDP-MEL-HCA

Environmental Case Number(s):
ENV-2025-852-CE

Related Case Number(s):
N/A

Overlay(s):
Pacific Palisades Commercial Village and Neighborhood Specific Plan

Zone:
[Q]C2-1XL

Land Use Designation:
Neighborhood Commercial

Community Plan Area:
Brentwood - Pacific Palisades

Council District:
11 - Park

Assigned Staff Contact Information:

Applicant:
Sanjiv Jain

Brenden Lau, Planning Assistant
brenden.lau@lacity.org
(213) 978-1162
200 N. Spring St., Room 720
Los Angeles, CA 90012

Representative:
Henry Ramirez

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 300 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.

