



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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Tuesday, July 22, 2025
9:00 a.m.

The construction of a new three-story single family dwelling.

Project Located at:
131 West Via Marina

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: **811 5564 0406 #**

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/81155640406>
Enter Meeting ID: 811 5564 0406 and Passcode: 703505

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

131 West Via Marina, 90292

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

Proposed Project

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

The construction of a new four-story, 4,784 square foot single family dwelling with an attached, three-car garage on a vacant lot.

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 the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section15303 (Class 3), and that 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 (LAMC) Chapter 1A Section 13B.9.1, a Coastal Development Permit for the proposed project on a lot located within the Dual Permit Jurisdiction of the Coastal Zone;
- 3. Pursuant to LAMC Chapter 1A Section 13B.4.2, a Project Permit Compliance Review for the proposed project on a lot located within the Marina Peninsula Subarea of the Venice Coastal Zone Specific Plan;
- 4. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.28 of Chapter 1 and LAMC Section 13B.5.2. of Chapter 1A, a Project Adjustment to allow a side yard setback of 3 feet 7 inches, in lieu of the 5 feet otherwise required by LAMC Section 12.08 C.2; and
- 5. 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): ZA-2024-7198-CDP-SPPC-ADJ-MEL	Environmental Case Number(s): ENV-2024-7199-CE
Related Case Number(s): N/A	Overlay(s): Venice Coastal Zone Specific Plan – Marina Peninsula Subarea
Zone: R1-1	Community Plan Area: Venice
Land Use Designation: Low Residential	Assigned Staff Contact Information: Michelle Gallarza, Planning Assistant michelle.gallarza@lacity.org (213) 756-1707 200 N. Spring St. Room 721 Los Angeles, CA 90012
Council District: 11 - Park	
Applicant: 131 Via Marina Inc.	
Representative: Chloe Parker	

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.

