



CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
City Hall 200 North Spring Street Los Angeles CA 90012  
**NOTICE OF PUBLIC HEARING**

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your participation in the hearing is optional.**

The meeting's agenda will be provided no later than 72 hours before the meeting at <https://planning.lacity.org/about/commissions-boards-hearings#hearings> and/or by contacting the staff contact at the phone number or email listed below. Please note that virtual meeting instructions will be provided on the meeting agenda.

**Project Site: 841 and 845 West Venezia Avenue**

**Case No.:** DIR-2020-6616-CDP-MEL

**CEQA No.:** ENV-2020-6617-CE  
**Hearing Held By:** West/South Project Planning  
Hearing Officer

**Date:** MONDAY May 17, 2021

**Time:** 10:30 A.M.

**Place:** In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Office of Zoning Administration Public Hearing will be conducted remotely at the following link:  
<https://planning-lacity-org.zoom.us/j/87085613310>  
**Meeting ID: 825 8765 4085**  
**Passcode: 459685**

Participants may also dial by phone:  
**(669) 900-9128 or (213) 338-8477**  
When prompted, enter the Meeting ID of:  
**825 8765 4085#**

**Council No:** 11 – Bonin  
**Related Case:** ADM-2021-3187-VSO-ADU

**Plan Area:** Venice

**Zone:** R2-1

**Land Use:** Low Medium I Residential

**Plan Overlay:** Venice Coastal Zone  
Oakwood-Milwood-Southeast  
Venice Subarea

**Applicant:** Victoria Lee  
**Representative:** David Solomon

**Staff Contact:** Sienna Kuo,  
Planning Assistant  
200 N. Spring Street, Rm 721  
Los Angeles, CA, 90012  
[sienna.kuo@lacity.org](mailto:sienna.kuo@lacity.org)  
(213) 978-1376

**PROPOSED PROJECT:**

The conversion and second-story addition to an existing 490 square-foot garage, resulting in an 827 square-foot two-story Accessory Dwelling Unit (ADU) with roof deck. Two parking spaces will be provided onsite.

**REQUESTED ACTION(S):**

1. The Director of Planning shall consider an exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Sections 15301 and 15303 and determined that there is no substantial evidence demonstrating that an exception to the Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to the Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit for the Proposed Project within the Dual Permit Jurisdiction of the Coastal Zone;

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 Residential Unit in the California Coastal Zone.

*Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300*

#### GENERAL INFORMATION

**FILE REVIEW** - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. **Files are not available for review the day of or day before the hearing.**

**TESTIMONY AND CORRESPONDENCE** - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

**REQUIREMENTS FOR SUBMISSION OF MATERIALS** - Written materials may be submitted prior to or during the hearing via email or by U.S. mail to the staff identified on the front of this notice. The case number must be written on all communications, plans and exhibits.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW** - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

**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. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: [per.planning@lacity.org](mailto:per.planning@lacity.org). Be sure to identify the language you need English to be translated into, and indicate if the request is for oral 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.

#### NOTIFICATION REQUIREMENT

TO OWNERS:	AND OCCUPANTS:	AND INTERESTED PARTIES
Within a 100-foot Radius	Within a 100-foot Radius	<input checked="" type="checkbox"/>

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[planning4la.org](http://planning4la.org)