



Department of City Planning  
P.O. Box 6069  
Sherman Oaks, CA 91413

## Notice of Public Hearing

Aviso de Audiencia Pública • 公開聴證會通知  
공청회통지 • Abiso ng Pagdinig sa Publiko  
Հանրային լսումների մասին ծանուցագիր



Traducción  
번역 • 翻译  
Pagsasalin  
Թարգմանություն



**Monday, May 1, 2023**  
10:00 a.m.

Construction of a two-story, 3,050 square-foot duplex on a vacant lot.

### Project Located at:

338 & 340 East Indiana Avenue

### Hearing Conducted by:

West/South Project Planning Division  
Hearing Officer

Due to concerns over COVID-19, this public hearing will be conducted entirely telephonically by Zoom (<https://zoom.us/>) 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: 883 7072 0318#

With a PC, MAC, iPad, iPhone, or Android, click on this URL:  
<https://planning-lacity-org.zoom.us/j/88370720318>  
Enter Meeting ID: 88370720318 and Passcode: 047313

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.

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### Project Address

338 & 340 East Indiana Avenue, 90291

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

### Proposed Project

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

The construction of a new two-story, 3,050 square-foot duplex, with a roof deck on a vacant lot and five parking spaces provided on site.

## 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. Pursuant to CEQA Guidelines Section 15303 (Class 3), an Exemption from CEQA, 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) Section 12.20.2, a Coastal Development Permit for the proposed Project, located in the Single Permit Jurisdiction area 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 two Residential Units in the California Coastal Zone.

## Case Information

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

### Case Number(s):

DIR-2021-10627-CDP-MEL

### Environmental Case Number(s):

ENV-2021-10628-CE

### Related Case Number(s):

ADM-2021-10629-VSO

### Zone:

RD1.5-1

### Land Use Designation:

Low Medium II Residential

### Overlay(s):

Venice Coastal Zone Specific Plan -  
Oakwood Subarea

### Community Plan Area:

Venice

### Council District:

11 - Park

### Applicant:

Greg Custer

### Representative:

Brian Prock, Trestle Companies

### Assigned Staff Contact Information:

Sienna Kuo, Planning Assistant  
sienna.kuo@lacity.org  
(213) 978-1376  
200 North Spring Street MS 395  
Los Angeles, CA 90012

## 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 100 feet of where a project application has been filed with the Department of City Planning, or because you requested to be added to the interested parties list. 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 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.

