



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

Notice of Public Hearing

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



Traducción
번역 • 翻译
Pagsasalin
Թարգմանություն



February 26, 2024
10:30 A.M.

Construction of a new two-story single-family dwelling above an attached garage.

Project Located at:

547 East 28th Avenue

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: 897 4177 2934#

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/89741772934>
Enter Meeting ID: 897 4177 2934 and Passcode: 463900

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.

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311 • Traducción • 번역 • 翻译 • Pagsasalin • Թարգմանություն



Project Address

547 East 28th Avenue, 90291

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

The construction of a new two-story, 798 square foot, single-family dwelling above a new two-car garage, resulting in a Two-Unit Development (Senate Bill 9) with an existing one-story, 1,076 square foot single-family dwelling, a new two-story, 798 square foot single-family dwelling above a new two-car garage, a new pool and hardscape improvements providing two covered parking spaces and one uncovered parking space.

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 Sections 15301 (Class 1) and 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; and
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; and
3. Pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Administrative Procedures, a Mello Act Compliance Review for the construction of one (1) new Residential Unit 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-2023-4197-CDP-MEL

Environmental Case Number(s):

ENV-2023-4199-CE

Related Case Number(s):

ADM-2023-4198-VSO

Zone:

R1-1-O

Land Use Designation:

Low Residential

Overlay(s):

Venice Coastal Zone Specific Plan - Southeast Venice

Community Plan Area:

Venice

Council District:

11 - Park

Applicant:

Nina Kammer

Representative:

Jake Malott, WSDCI Inc.

Assigned Staff Contact Information:

Sienna Kuo, Planning Assistant
sienna.kuo@lacity.org
(213) 978-1376
200 N. Spring Street, Room 721
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 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.

