



Department of City Planning

P.O. Box 6069

Sherman Oaks, CA 91413

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, September 23, 2024

10:00 a.m.

The construction of a one-story retail building.

Project Located at:

1648 S Abbot Kinney Blvd

Hearing Conducted by:

Hearing Officer on Behalf of the West LA Area Planning Commission

This public hearing will be conducted entirely virtually and will allow for remote public comment.

Options to Participate:

By phone: +1 213 338 8477 or +1 669 900 9128

When prompted, enter the Meeting ID: 844 5372 9596 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:

<https://planning-lacity-org.zoom.us/j/84453729596>

Enter Meeting ID: 844 5372 9596 and Passcode: 232570

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

1648 South Abbot Kinney Boulevard, 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 one-story, 1,995 square foot retail building on a vacant lot.

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 11.5.7 F, an Exception from the Venice Coastal Zone Specific Plan to permit an FAR of 0.74 to 1, in lieu of the required FAR of 0.5 to 1 for retail only;
- 3) Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for a project located within the North Venice Subarea of the Venice Coastal Zone Specific Plan; and
- 4) Pursuant to LAMC Section 12.20.2, a Coastal Development Permit for a project located within the Single Permit Jurisdiction of the California Coastal Zone.

Case Information

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

Case Number(s): APCW-2024-275-SPE-SPP-CDP	Environmental Case Number(s): ENV-2024-276-CE
Related Case Number(s): N/A	Overlay(s): Venice Coastal Zone Specific Plan -- North Venice Subarea
Zone: C2-1-O-CA	Community Plan Area: Venice
Land Use Designation: Artcraft	
Council District: 11 - Park	Assigned Staff Contact Information: Luis Lopez, Planning Assistant luis.c.lopez@lacity.org (213) 978 - 1359 200 N. Spring St, Room 721 Los Angeles, CA 90012
Applicant: Massoud Rabbanian	
Representative: Brian Silveira	

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 500 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.

