

# Notice of **Public Hearing**

Aviso de Audiencia Pública ・ 公開聽證會通知 공청회통지 ・ Abiso ng Pagdinig sa Publiko Հանրային յսումների մասին ծանուցագիր **3**11

Traducción 번역 • 翻译 Pagsasalin Թարգմանություն



# Wednesday, November 13, 2024 11:00 a.m.

The conversion of a four-unit apartment building to a four-unit condominium building and conversion of storage space to an Accessory Dwelling Unit.

# Project Located at:

514 and 516 East Boccaccio Ave; 515 and 517 West Woodlawn Avenue

# **Hearing Conducted by:**

Deputy Advisory Agency and Hearing Officer

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: 834 8157 3052 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL: https://planning-lacity-org.zoom.us/j/83481573052 Enter Meeting ID: 834 8157 3052 and Passcode: 157098

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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# **Project Address**

Sitio de Proyecto 프로젝트 주소 • 項目地址 Address ng Proyekto ծրագրի Հասցե 514 and 516 East Boccaccio Avenue; 515 and 517 West Woodlawn Avenue; and 2328 South Zeno Place

# **Proposed Project**

Proyecto Propuesto 프로젝트 제안 • 擬議項目 Iminungkahing Proyekto Առաջարկվող ծրագիր A Preliminary Parcel Map to convert four (4) existing dwelling units within an apartment building into four (4) residential condominium units and the conversion of storage space to an attached, 437 square foot Accessory Dwelling Unit (ADU), providing nine (9) parking spaces on-site, located in the R3-1 Zone.

## **Actions Requested**

Acciones solicitadas • 요청 된 작업 • 所要求的事項 • Humiling ng Mga Pagkilos • Հայզվող գործողությունները

### The Advisory Agency and Director of Planning will consider:

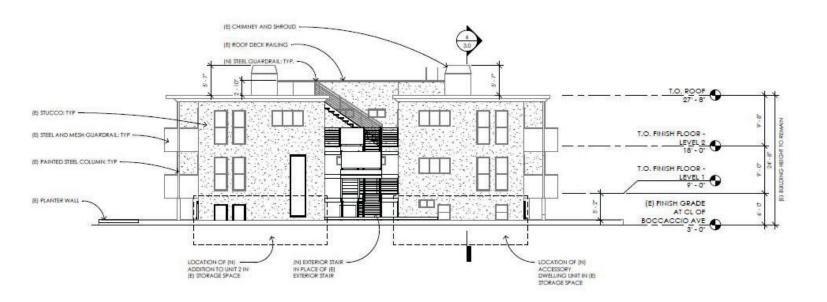
1. An Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Class 1) and 15315 (Class 15) and that there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to CEQA Guidelines Sections 15300.2, applies.

### The Advisory Agency will consider:

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.50, a Preliminary Parcel Map for the conversion of four (4) dwelling units to four (4) residential condominium units, providing nine (9) parking spaces on-site. The Advisory Agency will also consider a waiver of the following requirements: dedication and improvement of a 5-foot wide strip of land along Boccaccio Avenue, dedication and improvement of a 5-foot wide strip of land along Woodlawn Avenue, and dedication and improvement of a 15-foot radius property line return or a 10-foot by 10-foot cut corner at the intersections with Zeno Place.

### The Director of Planning will consider:

- 4. Pursuant to LAMC Section 12.20.2, a Coastal Development Permit for a project located within the Single Permit Jurisdiction of the Coastal Zone;
- 5. Pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review for a project located within the Southeast Venice Subarea of the Venice Coastal Zone Specific Plan; and
- 6. 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 conversion of four (4) Residential Units into four (4) residential condominium units and the development of one (1) Residential Unit (ADU) within the Coastal Zone.



#### **Case Information**

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

## Case Number(s):

AA-2022-6181-PMLA-CC DIR-2022-4435-CDP-MEL-SPP-HCA

### **Related Case Number(s):**

ADM-2022-4439-VSO-ADU

#### Zone:

R3-1

## **Land Use Designation:**

Medium Residential

#### **Council District:**

11 - Park

#### **Applicant:**

Frank Murphy

#### Representative:

Travis Bruce and Dario Rodman-Alvarez

#### **Environmental Case Number(s):**

ENV-2022-4436-CE

## Overlay(s):

Venice Coastal Zone Specific Plan -- Southeast Venice Subarea

## **Community Plan Area:**

Venice

#### **Assigned Staff Contact Information:**

Luis Lopez, Planning Assistant luis.c.lopez@lacity.org (213) 978-1359 200 N. Spring St, Rm 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 ・ ปทเงน ชันนักเฐนนุիրը นเกนฐกղ կทղป์ը

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.