



Department of City Planning

P.O. Box 6069

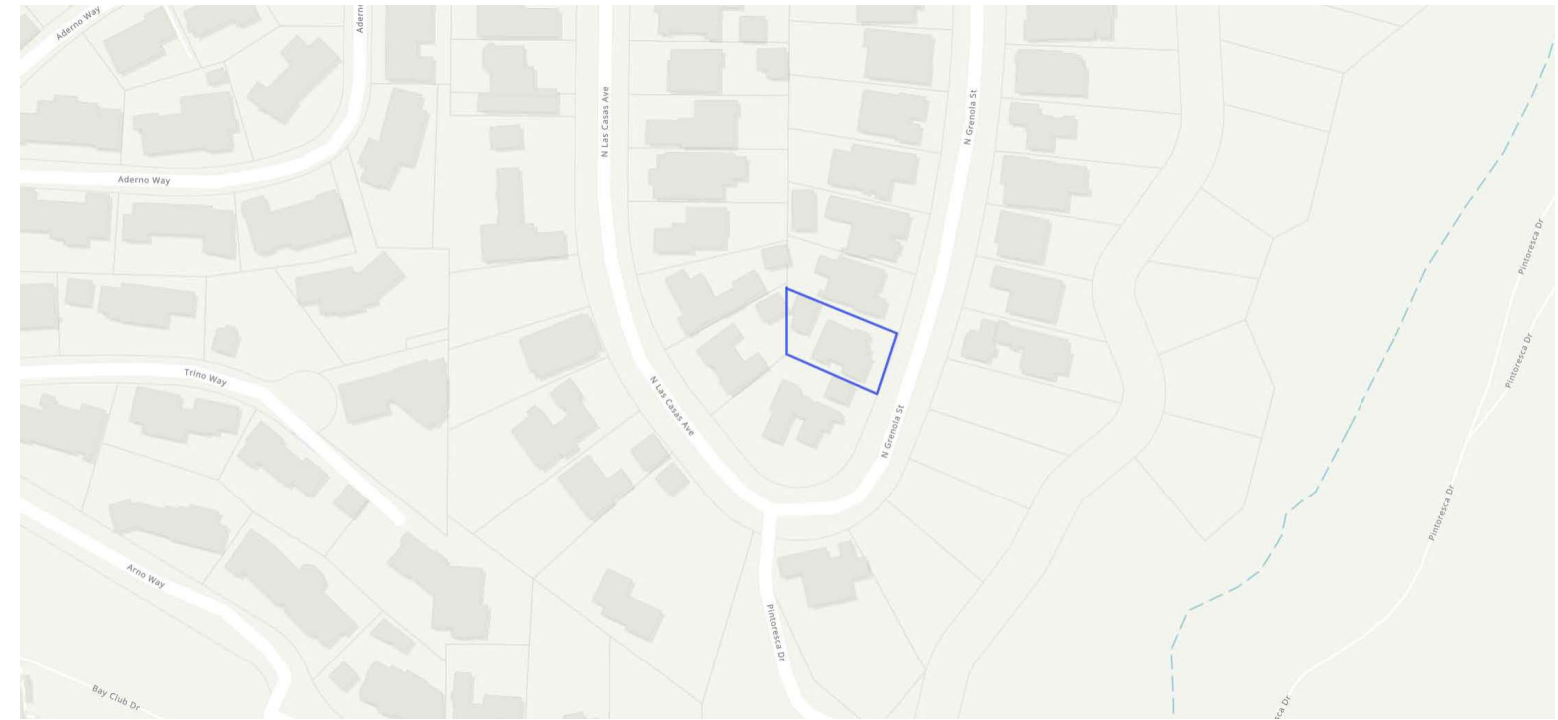
Sherman Oaks, CA 91413

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

☎ 311 • Traducción • 번역 • 翻译 • Pagsasalin • Թարգմանություն



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January 6, 2024

9:30 a.m.

The conversion of an existing detached garage to an ADU.

Project Located at:

315 North Grenola Street

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: 883 7088 2111#

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

<https://planning-lacity-org.zoom.us/j/88370882111>

Enter Meeting ID: 883 7088 2111 and Passcode: 314722

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

Sitio de Proyecto

프로젝트 주소 • 項目地址

Address ng Proyekto

ծրագրի Հասցե

315 North Grenola Street, Pacific Palisades, CA 90272

Proposed Project

Proyecto Propuesto

프로젝트 제안 • 擬議項目

Iminungkahing Proyekto

Առաջարկվող ծրագիր

The project involves the conversion of a 368 square-foot portion (garage) of an existing detached accessory building to an Accessory Dwelling Unit (ADU). The remaining 125 square-foot portion (recreation room) of the existing detached accessory building will be maintained. The project is proposing two uncovered parking spaces. The project does not involve any work to the existing single-family dwelling.

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. An Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 (Existing Facilities); and 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 Section 13B.9.1. of Chapter 1A, a Coastal Development Permit for the proposed project on a lot located in a Dual Permit Jurisdiction Area of the California Coastal Zone; and,
- 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 new Residential Unit in the Coastal Zone.

Case Information

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

Case Number(s): DIR-2024-3971-CDP-MEL-HCA Environmental Case Number(s): ENV-2024-3972-CE

Related Case Number(s): N/A Overlay(s): N/A

Zone: R1-1

Land Use Designation: Low Residential Community Plan Area: Brentwood - Pacific Palisades

Council District: 11 - Park Assigned Staff Contact Information:

Applicant: Mark R. Kelsey Representative: Michael Norberg, SC Planners, Inc. Brenden Lau, Planning Assistant brenden.lau@lacity.org (213) 978-1162 200 N. Spring St., Room 720 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 300 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.

