



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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Wednesday, February 12, 2025
9:30 a.m.

A public parking area with 29 striped vehicle parking stalls and a valet stack area within the R3 zone.

Project Located at:
100 East Venice Way;
1620 South Pacific Avenue

Hearing Conducted by:
Associate Zoning Administrator

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: **846 2404 4992 #**

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/84624044992>
Enter Meeting ID: 846 2404 4992 and Passcode: 101040

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

100 East Venice Way and 1620 South Pacific Avenue, 90291

Proposed Project

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

The project consists of the demolition of an existing one-story structure consisting of a service station and auto repair garage, and an after-the-fact approval of a public parking area on a residential lot zoned R3-1-O comprised of 29 striped vehicle parking stalls and a valet stack area.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Associate Zoning Administrator will consider:

- 1. Pursuant to the California Environmental Quality Act (CEQA), that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301 (Class 1), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;
- 2. Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.24 W.37, a Class 2 Conditional Use Permit to allow a public parking area within the R3 Zone; and
- 3. Pursuant to LAMC Chapter 1A Section 13B.9.1, a Coastal Development Permit for the proposed project on a lot 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

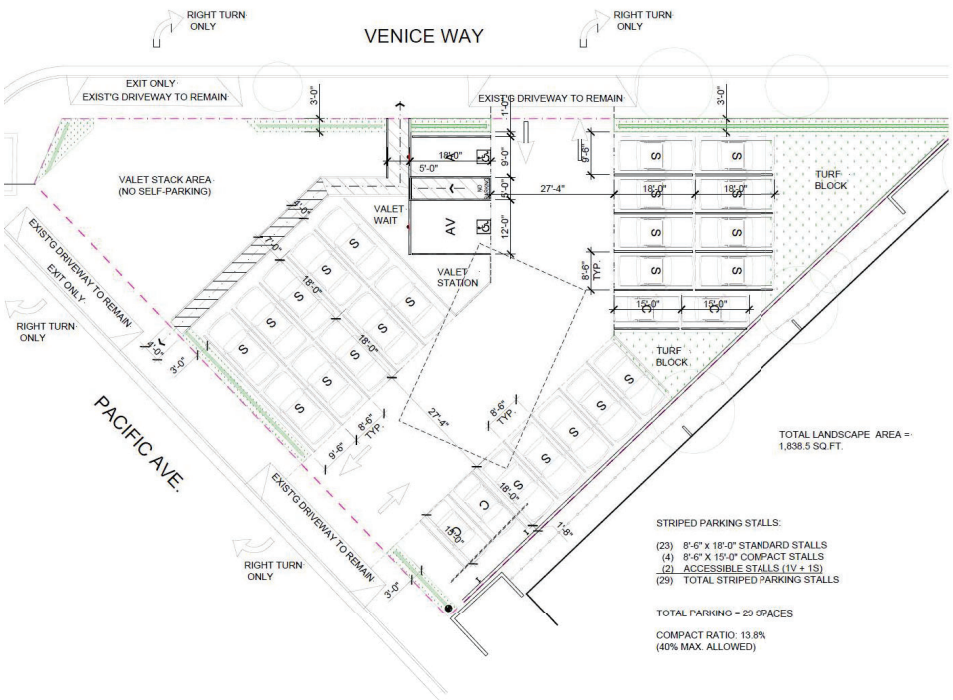
Case Number(s): ZA-2024-4416-CU2-CDP	Environmental Case Number(s): ENV-2024-4417-CE
Related Case Number(s): ADM-2024-4418-VSO	Overlay(s): Venice Coastal Zone Specific Plan -- North Venice Subarea
Zone: R3-1-O	Community Plan Area: Venice
Land Use Designation: Medium Residential	

Council District: 11 - Park	Assigned Staff Contact Information: Luis Lopez, Planning Assistant luis.c.lopez@lacity.org (213)978-1359 200 North Spring Street, Room 721 Los Angeles, CA 90012
Applicant: Lisane and Voltaire Menezes	
Representative: Elisa Paster and Lainie Herrera	

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.