



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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LOS ANGELES
CITY PLANNING



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LOS ANGELES
CITY PLANNING

Tuesday, February 18, 2025

9:30 a.m

The conversion of a four-unit apartment building to a four-unit condominium building and the 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:

West/South Project Planning
Hearing Officer

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

Options to Participate:

By phone: +1 669 900 9128 or +1 213 338 8477
When prompted, enter the Meeting ID: 894 5983 5277 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/89459835277>
Enter Meeting ID: 894 5983 5277 and Passcode: 755031

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

514 and 516 East Boccaccio Avenue; 515 and 517 West Woodlawn Avenue; and 2328 South Zeno Place

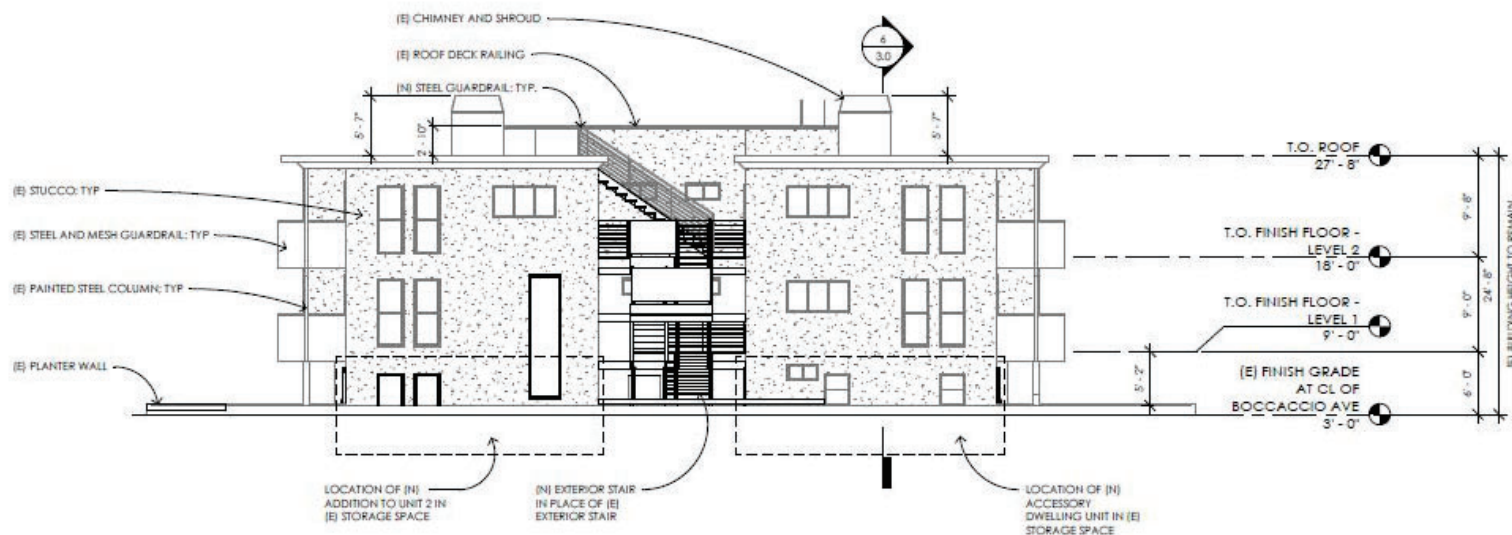
Proposed Project

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

The conversion of 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), maintaining (8) parking spaces on-site, located in the R3-1 Zone.

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

1. An Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1) and that there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to CEQA Guidelines Sections 15300.2, applies.
2. Pursuant to LAMC Chapter 1A Section 13B.9.1, a Coastal Development Permit for a project located within the Single Permit Jurisdiction of the Coastal Zone;
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 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;
4. Pursuant to LAMC Chapter 1A Section 13B.4.2, a Project Compliance for a project located within the Southeast Venice Subarea of the Venice Coastal Zone Specific Plan; and
5. Pursuant to LAMC Section 12.28, an Adjustment to allow front-yard setbacks of 10 feet lieu of 15 feet, as otherwise required by LAMC Section 12.10 C.1.



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

Travis Bruce and Dario Rodman-Alvarez

ENV-2022-4436-CE

Venice Coastal Zone Specific Plan -- Southeast Venice Subarea

Venice

Luis Lopez, Planning Assistant
luis.c.lopez@lacity.org
(213) 978-1359
200 N. Spring St, Rm 721
Los Angeles, CA 90012

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.