



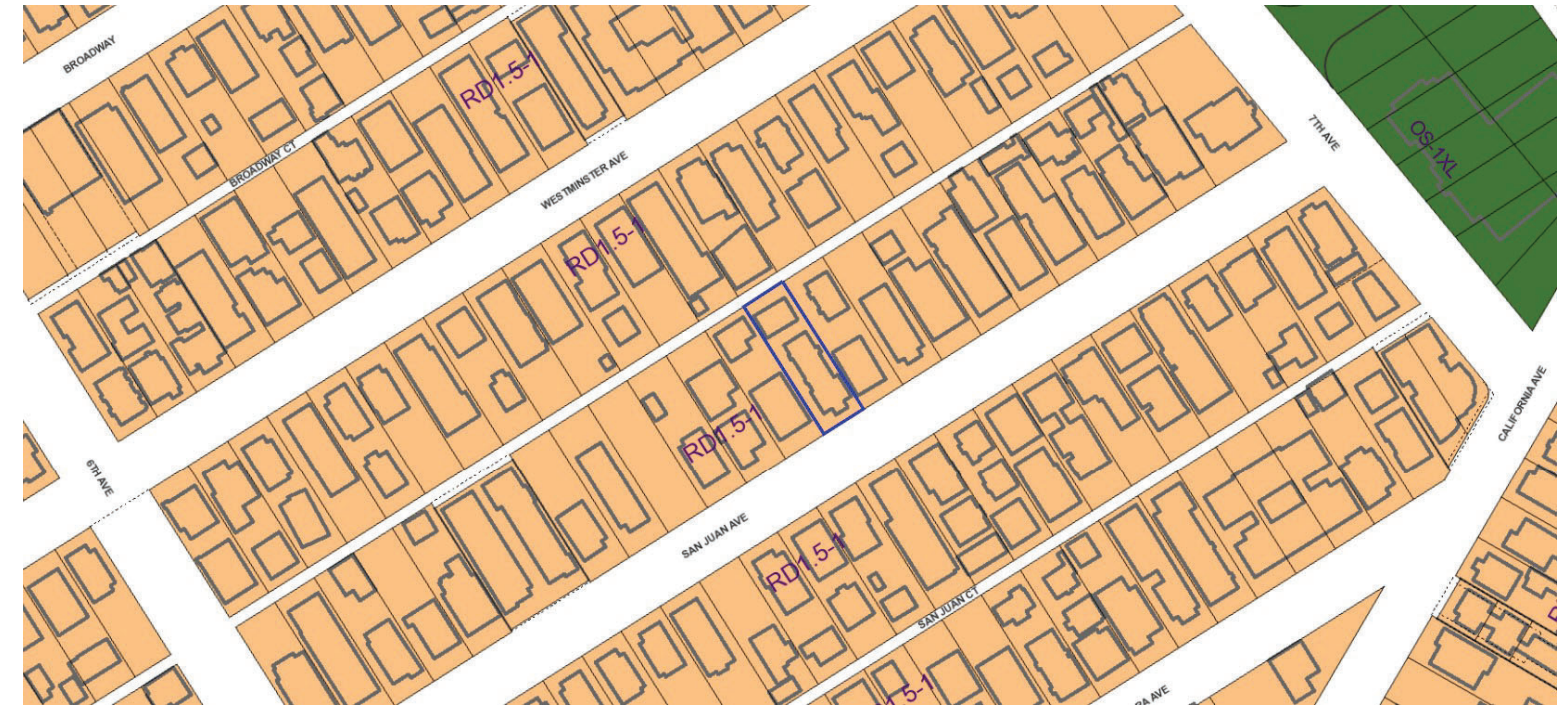
**Department of City Planning**  
P.O. Box 6069  
Sherman Oaks, CA 91413

# 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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**Tuesday, February 18, 2025**  
11:00AM

The demolition of an existing garage and the construction of a new detached ADU.

**Project Located at:**

657 East San Juan Avenue

**Hearing Conducted by:**

West/South/Coastal Project Planning  
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: 841 4612 5052 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:  
<https://planning-lacity-org.zoom.us/j/84146125052>  
Enter Meeting ID: 841 4612 5052 and Passcode: 736969

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](https://planning4la.org/hearings). Please note that virtual meeting instructions will be provided on the meeting agenda.

**Project Address**

657 East San Juan Avenue, 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 demolition of an existing 609 square foot detached garage and the construction of a new one-story 799 square foot detached Accessory Dwelling Unit (ADU), resulting in a lot developed with an one-story triplex and a detached one-story ADU, providing zero parking on-site.

## Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求的事項 • 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 Section 15300.2, applies;
2. Pursuant to Los Angeles Municipal Code (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 Coastal Zone; and
3. Pursuant to Government Code Section 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for the development 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-2024-4534-CDP-MEL-HCA

**Environmental Case Number(s):**  
ENV-2024-4535-CE

**Related Case Number(s):**  
ADM-2024-4536-VSO-ADU

**Overlay(s):**  
Venice Coastal Zone Specific Plan –  
Oakwood Subarea

**Zone:**  
RD1.5-1

**Land Use Designation:**  
Low Medium II Residential

**Community Plan Area:**  
Venice

**Council District:**  
11 - Park

**Applicant:**  
Rafael Gomez

**Representative:**  
Michael Norberg

**Assigned Staff Contact Information:**  
Michelle Gallarza, Planning Assistant  
michelle.gallarza@lacity.org  
(213) 756-1707  
200 N. Spring St. Room 721  
Los Angeles, CA 90012

## Who's Receiving This Notice

Quién recibe este aviso • 본통지를 받은 사람들 • 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](http://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](mailto: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.

