



AGENDA

Los Angeles City Planning Virtual Public Hearing

Monday, July 07, 2025

Coastal Development Permit Hearing Agenda

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Meeting ID: **814 5242 5015**

Passcode: **418238**

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Meeting ID: **814 5242 5015 #**

Item	Approximate Time and Staff Contact	Case Type	Case Numbers & Information	Applicant Information	Project Location	Zone
1	10:00 AM Staff Contact: Michelle Gallarza	Coastal Development Permit	DIR-2024-4912-CDP-MEL-HCA ; ENV-2024-4913-CE The construction of a 1,150 square foot detached accessory structure consisting of one (1) 503 square foot Accessory Dwelling Unit (ADU), one (1) 647 square foot ADU and a roof deck, resulting in a lot developed with a two-story fourplex and a one-story detached accessory structure consisting of two (2) ADUs and a roof deck, providing four (4) parking spaces on-site.	Applicant: Work XYZ LP Representative: Jeffrey Payne	333 South 6th Avenue & 333 1/2 South 6th Avenue, 90291 / Venice Council District 11	RD1.5-1

2	10:30 AM Staff Contact: Michelle Gallarza	Coastal Development Permit	DIR-2025-47-CDP-MEL-HCA; ENV-2025-49-CE . The conversion of a 329 square foot recreation room and a 150 square foot storage room to an attached, 586 square foot Accessory Dwelling Unit (ADU), resulting in a lot developed with a three-story duplex and an attached ADU, maintaining four (4) parking spaces on-site.	Applicant: Dennis Whiteneck Representative: Robert Thibodeau	1905 South Canal Street & 1904 South Strong's Drive / Venice Council District 11	RD1.5-1-O
3	11:00 AM Staff Contact: Kenton Trinh	Coastal Development Permit	DIR-2024-6417-CDP; ENV-2024-6418-CE and ENV-2024-7697-SE The civil remediation of a slope failure on the four vacant lots at 460, 466, 470, and 472 North Upper Road, consisting of the installation of a TECCO® mesh system secured by 346 four-inch-wide soil nails, spaced eight feet apart, 10 feet deep into the ground across the west-facing bluff. The project includes 50 cubic yards of grading. There are five Protected Trees on the project site and three Protected Trees on the adjacent properties, all of which are Coast Live Oak trees, that will be retained and protected in place.	Applicant: Thomas Laffont Representative: Jimmy Toetz, Crest Real Estate	460, 466, 470, and 472 North Upper Mesa Road (501, 521, 525, and 527 North Spoleto Drive), 90272 / Brentwood - Pacific Palisades Council District 11	RE11-1
4	11:30 AM Staff Contact: Ira Brown	Coastal Development Permit	DIR-2025-1400-CDP-MEL-HCA; ENV-2025-1401-CE The demolition of an existing two-car garage	Applicant: Bernadette Lee and Serafino Sini Representative: Giovanni	843 and 845 West Oxford Avenue, 90292 / Venice Council District 11	R1-1

			and the construction of a detached two-car garage and a 400 square foot detached Accessory Dwelling Unit, resulting in a lot developed a two-story single family dwelling and a two-story detached accessory structure consisting of a two-car garage and a 400 square foot ADU, providing two parking spaces on-site.	Quintero		
5	12:00 PM Staff Contact: Luis Lopez	Coastal Development Permit	DIR-2024-7663-CDP-MEL-HCA; ENV-2024-7664-CE The project consists of the construction of a 910 square foot Accessory Dwelling Unit (ADU) above an existing one-story, 669 square foot three-car garage, resulting in a lot developed with a two-story, 2,966 square foot single-family dwelling and a detached two-story, 1,579 square foot accessory building comprised of a three-car garage and an ADU, maintaining three parking spaces on-site.	Applicant: Winston Lachlan Elting and Viviana Escudero Representative: Manuel Gutierrez De Rueda	732 and 734 East Brooks Avenue, 90291 / Venice Council District 11	RD1. 5-1
6	12:30 PM Staff Contact: Luis Lopez	Coastal Development Permit	DIR-2025-579-CDP-MEL-HCA; ENV-2025-580-CE The project consists of the construction of a 400 square foot Accessory Dwelling Unit (ADU) and a 600 square foot ADU above two existing detached accessory buildings, resulting in a lot	Applicant: 1312 Riviera LLC Representative: Will Burnham	1312 - 1318 South Riviera Avenue and 301, 305, and 307 East Market Street, 90291/ Venice Council District 11	RD1. 5-1-O

			developed with a two-story, eight-unit apartment building and a detached two-story, 1,887 square foot accessory building comprised of storage space, a three-car garage, and two ADUs, maintaining three parking spaces on-site.			
7	1:00 PM Staff Contact: Ira Brown	Coastal Development Permit	CPC-2024-2450-DB-CDP-SPPC-CUB-VHCAMEL ; ENV-2024-2452-HES-PEIR The demolition of five, one-story, commercial buildings and the construction of a new four-story, 36,716 square-foot mixed-use development consisting of 30 dwelling units (including 3 units restricted to Very Low-Income Households), 2,598 square feet of retail use, an 818 square-foot restaurant with 286 square feet of Service Floor Area and 31 seats, requesting on-site sale and consumption of a full line of alcohol beverages, and two (2) levels of subterranean parking providing 50 parking spaces. In addition, the project includes a landscaped plaza and new street trees.	Applicant: SFJ Venice LLC Representative: Susan Steinberg	825 South Hampton Drive, 90291 / Venice Council District 11	C2-1

Abbreviations: **AA** - Advisory Agency; **ADJ** - Adjustment **APC** - Area Planning Commission; **CC** - Condominium Conversion; **CD** - Council District; **CN** - Condominium; **CPC** - City Planning Commission; **DAA** - Deputy Advisory Agency; **CDP** - Coastal Development Permit; **DB** - Density Bonus; **ENV** - Environmental Assessment Case; **GPA** - General Plan Amendment; **HD** - Height District Change; **PM, PMLA** - Parcel Map; **SL** - Small Lot; **PR** - Project Review; **TOC** - Transit Oriented Communities; **TT** - Tentative Tract; **VTT** - Vesting Tentative Tract; **WDI** - Waiver of Dedication and Improvements; **ZA** - Zoning Administrator; **CU#** - Class # Conditional Use; **ZC** - Zone Change; **ZV** - Zone Variance; **EIR** - Environmental Impact Report; **MND** - Mitigated Negative Declaration; **ND** - Negative Declaration; **SCEA** - Sustainable Communities Environmental Assessment; **SCPE** - Sustainable Communities Project Exemption; **SE**

- Statutory Exemption; **CE** - Categorical Exemption;



Documents

If applicable, meeting presentations and other relevant documents will be made available at the following link 72 hours before the hearing:

<https://tinyurl.com/CDP-hearingfolder>



Interested Parties

Please fill out the following [Interested Parties Form](https://tinyurl.com/interested-parties) if you wish to be notified when a decision on an agenda item is rendered. Please include the relevant case number and staff contact in your submission.

<https://tinyurl.com/interested-parties>



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You will be automatically muted when entering the meeting.

Please note that meetings may run longer than expected. Periodically throughout the hearing, staff will note what item on the agenda is currently being heard.

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.

Planning Staff will call upon speakers by name if available (Webinar) or by using the last four digits of the phone number (Phone), if available. Each speaker’s audio will be unmuted as they are called upon. Speakers typically are given 1-2 minutes to speak and at the end of the specified time limit for public comment, you will hear a buzzer sound or a verbal indicator and Planning Staff will ask you to conclude your remarks. Soon thereafter, your audio will again be muted and Planning Staff will move on to the next speaker. Each speaker may only participate once. Additional comments can be provided in written form to the staff contact listed for the agenda item.

For additional information on the virtual meeting format, please visit:

<https://planning.lacity.gov/about/oz-a-virtual-instructions>

This public hearing agenda is not the required public hearing notice and may be subject to change at any time.

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.

Acomodos - Como entidad cubierta bajo el Título II de la Ley sobre Estadounidenses con Discapacidades, la Ciudad de Los Ángeles no discrimina por razones de discapacidad. Para solicitar un acomodo razonable, como la traducción e interpretación entre el inglés y otros idiomas, favor de enviar un correo electrónico o llamar al personal asignado con un mínimo de 3 días (72 horas) antes de la audiencia pública o, como alternativa, enviar un correo electrónico a per.planning@lacity.org usando el mismo plazo. Asegúrese de identificar el idioma al que necesita que se traduzca el inglés e indique si la solicitud es para servicios de traducción oral o escrita. Si se solicita la traducción de un documento escrito, incluya el documento que se traducirá, como un archivo adjunto a su correo electrónico.

Telecommunication Relay Services - Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TTY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detailed descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Don't hang up! Some people hang up on TRS calls because they think the CA is a telemarketer. If you hear, "Hello. This is the relay service..." when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.

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