



Leon Mapping & GIS Services  
15031 Chatsworth St. #17  
Mission Hills, CA 91345

## Notice of Public Hearing

Aviso de Audiencia Pública • 公開聽證會通知  
공청회통지 • Abiso ng Pagdinig sa Publiko  
Հանրային լսումների մասին ծանուցագիր



Traducción  
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**Monday, August 4, 2025**  
10:30 a.m.

Convert 243 square feet of retail space to a residential use.

### Project Located at:

1706 & 1708 South Abbot Kinney Boulevard

### Hearing Conducted by:

West/South Project Planning Division  
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: 897 7832 4145 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:  
<https://planning-lacity-org.zoom.us/j/89778324145>  
Enter Meeting ID: 897 7832 4145 and Passcode: 820278

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.

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### Project Address

1706 & 1708 South Abbot Kinney Boulevard, 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 project consists of the conversion of 243 square feet of retail space to a residential use within an existing two-story, 2,438 square-foot mixed-use structure (retail and one dwelling unit) resulting in a lot developed with a two-story, 2,681 square foot single-family dwelling, maintaining three (3) parking spaces on-site.

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), and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption, pursuant to CEQA Guidelines Section 15300.2, applies; and
- 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.

Case Information

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

<b>Case Number(s):</b> DIR-2025-1284-CDP	<b>Environmental Case Number(s):</b> ENV-2025-1286-CE
<b>Related Case Number(s):</b> ADM-2025-1285-VSO	<b>Overlay(s):</b> Venice Coastal Zone Specific Plan -- Southeast Venice Subarea
<b>Zone:</b> C2-1-O	<b>Community Plan Area:</b> Venice
<b>Land Use Designation:</b> Neighborhood Commercial	

<b>Council District:</b> 11 - Park	<b>Assigned Staff Contact Information:</b>  Sienna Kuo, Planning Assistant sienna.kuo@lacity.org (213) 978-1376 200 North Spring Street, Room 721 Los Angeles, CA 90012
<b>Applicant:</b> Jacob Rabbanian	
<b>Representative:</b> Kevin Scott, Brian Silveira & Associates	

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](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.

