



Department of City Planning

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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Monday, August 18, 2025

10:30 a.m.

The conversion of a storage building to a detached ADU.

Project Located at:

803 and 805 W Woodlawn Ave;
804 and 806 E Boccaccio Ave

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: +1 213 338 8477 or +1 669 900 9128
When prompted, enter the Meeting ID: 895 5126 6268 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/89551266268>
Enter Meeting ID: 895 5126 6268 and Passcode: 865706

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

803 and 805 West Woodlawn Avenue;
804 and 806 East Boccaccio Avenue, 90291

Proposed Project

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

The project consists of the conversion of an existing one-story, 342 square foot storage building to a detached Accessory Dwelling Unit (ADU), resulting in a lot developed with two detached single-family dwellings, a two-car garage, and a detached ADU, maintaining two 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;
- 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 Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Administrative Procedures, a Mello Act Compliance Review for the development of one (1) new Residential Unit (ADU) 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-2025-405-CDP-MEL-HCA

Environmental Case Number(s):
ENV-2025-406-CE

Related Case Number(s):
ADM-2025-407-VSO-ADU

Overlay(s):
Venice Coastal Zone Specific Plan --
Southeast Venice Subarea

Zone:
R2-1

Land Use Designation:
Low Medium I Residential

Community Plan Area:
Venice

Council District:
11 - Park

Assigned Staff Contact Information:

Applicant:
Lisa Nestor

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

Representative:
Daniel Gabay

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.

