



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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Monday, August 18, 2025
10:00 AM

The conversion of an attached storage room to an attached ADU.

Project Located at:

17 1-15 East Northstar Street

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: 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

17 1-15 East Northstar Street, 90292

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 conversion of a 390 square foot storage room within an attached garage to an attached 390 square foot Accessory Dwelling Unit (ADU), resulting in a lot developed with a four-story, 14-unit apartment building and two (2) attached ADUs, providing 25 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 Dual 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 (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-2025-1747-CDP-MEL-HCA

Environmental Case Number(s):
ENV-2025-1748-CE

Related Case Number(s):
ADM-2025-2480-ADU

Overlay(s):
Venice Coastal Zone Specific Plan –
Marina Peninsula Subarea

Zone:
R3-1

Land Use Designation:
Low Medium II Residential

Community Plan Area:
Venice

Council District:
11 - Park

Assigned Staff Contact Information:

Applicant:
X12 Properties LLC & Xenon Investment Corp.

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

Representative:
Mojdeh Memarzadeh

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.

