



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

☎ 311 • Traducción • 번역 • 翻译 • Pagsasalin • Թարգմանություն



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Monday, August 18, 2025

11:00 a.m.

The demolition of two existing duplexes and the construction of a four-story 25-unit apartment building.

Project Located at:

657 and 659 E Sunset Ave

Hearing Conducted by:

Hearing Officer on behalf of the City Planning Commission

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

657 and 659 East Sunset 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 project consists of the demolition of two existing duplexes and the construction of a new four-story, 18,773 square foot 25-unit apartment building, comprised of 19 market-rate units and six (6) units set aside for Very Low Income households, and the removal of two (2) street trees, providing 11 vehicular parking spaces on-site.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

On behalf of the City Planning Commission, the Hearing Officer will take testimony regarding the following:

1. An Exemption from from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Sections 15301 (Class 1) and 15332 (Class 32), 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 LAMC Chapter 1 Section 12.22 A.25, a Density Bonus/Affordable Housing Incentives Compliance Review for a Housing Development Project comprised of 25 dwelling units, of which six (6) dwelling units will be set aside for Very Low-Income households, with the following requested Incentives and Waivers of Development Standards:
 - a. An On-Menu Incentive to allow a front-yard setback of 12 feet in lieu of 15 feet, as required by LAMC Section 12.09.1 B.1;
 - b. An Off-Menu Incentive to allow a northerly side-yard setback of five feet in lieu of seven feet, as required by LAMC Section 12.09. B.2(a);
 - c. An Off-Menu Incentive to allow a southerly side-yard setback of five feet in lieu of seven feet, as required by LAMC Section 12.09. B.2(a);
 - d. A Waiver to allow a flat roof with a height of 48 feet 7.5 inches lieu of 25 feet, as required by the Venice Coastal Zone Specific Plan Section 10.G.3.a; and,
 - e. A Waiver to allow zero square feet of open space in lieu of the required 2,525 square feet, as required by LAMC Section 12.21 G.2.
3. Pursuant to LAMC Chapter 1 12.24 U.26, a Class 3 Conditional Use to permit a Housing Development Project totaling 25 dwelling units, a 167.5 percent increase in the base density of nine dwelling units in lieu of a maximum of 35 percent increase in the base density, as otherwise required by LAMC Section 12.22 A.25;
4. Pursuant to 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;
5. Pursuant to LAMC Chapter 1A Section 13B.4.2, a Project Compliance for a project located within the Oakwood Subarea of the Venice Coastal Zone Specific Plan; and,
6. 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 demolition of four units and the construction of 25 new Residential Units in the Coastal Zone.

Case Information

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

Case Number(s): CPC-2024-5346-DB-CU3-CDP-SPPC-MEL-PHP-HCA	Environmental Case Number(s): ENV-2024-5347-CE
Related Case Number(s): N/A	Overlays(s): Venice Coastal Zone Specific Plan -- Oakwood Subarea
Zone: RD1.5-1	Community Plan Area: Venice
Land Use Designation: Low Medium II Residential	

Council District: 11 - Park	Assigned Staff Contact Information:
Applicant: Sondra and Henry Abouaf	Luis Lopez, Planning Assistant luis.c.lopez@lacity.org (213) 978-1359 200 N Spring Street, Rm 721 Los Angeles, CA 90012
Representative: Kevin Scott	

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.