

Informacion en Espanol acerca de esta junta puede ser obtenida llamando al (213) 978-1300.



Address Any Communication To:

WEST LOS ANGELES AREA PLANNING COMMISSION

200 North Spring Street, Room 272
Los Angeles, CA 90012
(213) 978-1300

NOTICE OF PUBLIC HEARING

- ☒ APPLICANT AND OWNER OF SUBJECT PROPERTY
☒ APPELLANT
☒ NEIGHBORHOOD COUNCIL ☒ COUNCIL DISTRICT 11
☒ INTERESTED PARTIES

**Concerning property at:
845 W. Victoria Avenue**

Case No. DIR 2015-1644-MEL-1A
Venice Coastal Zone Specific Plan
Venice Community Plan Area
Council District No. 11

Hearing Date: **Wednesday, July 1, 2015**
Hearing Time: **after 4:30 P.M.**
Hearing Place: **Henry Medina West Los Angeles
Parking Enforcement Facility
11214 W. Exposition Blvd.,
2nd floor
Los Angeles, CA 90064**

The West Los Angeles Area Planning Commission invites you to attend a hearing regarding the property highlighted above. *The law requires that property owners near this site be notified of this hearing.* If you do not wish to attend the hearing, you may ignore this notice.

The hearing involves an appeal from the decision of the Director of Planning as follows:

A State Mello Act Determination that the Department of City Planning determined that the proposed project involves the demolition of an existing one-story, single-family dwelling and a detached garage, and the construction of a new two-story, single-family dwelling with a recreation room over a two-car garage. (single-family dwelling), defined as a Small New Housing Development located at 845 Victoria Avenue complies with the provisions of California Government Code Sections 65590 and 65590.1 (commonly called the Mello Act) and the City of Los Angeles Interim Administrative Procedures for Complying with the Mello Act.

APPLICANT Carin Besser and Matthew Berninger; Representative, Catherine Johnson
APPELLANT: Robin Rudisill and Lydia Ponce

TESTIMONY: Written testimony may be submitted prior to the hearing (see instructions on the reverse side); however, oral testimony **can only be given at the hearing** and may be limited due to time constraints. Sign language interpreters and assistive listening devices may be provided if you contact our office at least three (3) business days before the hearing.

FOR ADDITIONAL INFORMATION AND INSTRUCTIONS SEE REVERSE SIDE.

DECISION: The Commission's decision will be based on the merits of the case and the applicable law. ***The Commission can consider the entire action even if only a portion has been appealed.*** A report of the Commission's action will be mailed upon request after the hearing. Pursuant to Government Code Section 65009(b)(2), any court challenge of the Commission's action may be limited to those issues considered at the public hearing.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

FILE REVIEW: The complete file, including the determination is available for public inspection in the Community Planning Bureau, Room 621, City Hall, 200 N. Spring Street, Los Angeles, between the hours of 9:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1207 several days in advance to assure file availability.

CORRESPONDENCE AND EXHIBITS

The Commission members are not City employees. They are citizens who have been appointed by the Mayor. They function in a quasi-judicial capacity and therefore, cannot be contacted before the hearing. Any written testimony which you wish them to see **may only** be submitted to our office using the following guidelines.

1. If you wish to submit information to be included in the Commission's meeting materials, items should be received in the Commission office **ten days** prior to the date of the hearing. Otherwise, the Commission will receive the information at the hearing.
2. Please provide an **original** and **nineteen (19) copies (sets)** of all correspondence or exhibits (for the file, (5) Commission members, Director of Planning, Principal City Planner, Commission Hearing Officer, Commission Executive Assistant and City Attorney). All **twenty copies/sets** may be mailed in the same envelope.
3. Correspondence must be on letter size or legal size paper (8 1/2" x 11" or 8 1/2 " x 14").
4. All oversized exhibits (photos, plans, artists= renderings) must be able to fit in a legal size folder. Therefore, they should be mounted on foldable paper or a file size copy must be provided. Photo exhibits **must** be mounted on light cardboard or foldable paper.
5. Write the **case number** on all communications and exhibits.
6. **ALL** materials submitted to the Commission become City property and cannot be returned. This includes any correspondence or exhibit used as part of your testimony to the Commission.

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. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the staff person referenced in this notice.