

CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF CITY PLANNING

**NOTICE OF PUBLIC HEARING**

**To Owners:** ☒ Within a 100-Foot Radius  
☐ Within a 500-Foot Radius  
☐ Abutting a Proposed Development Site

**And Occupants:** ☒ Within a 100-Foot Radius

**And:** ☐ Within a 500-Foot Radius

☒ Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

**Date:** Monday, January 25, 2015  
**Time:** 1:00 p.m.  
**Place:** West Los Angeles Municipal Building  
Second Floor Hearing Room  
1645 Corinth Avenue  
  
**Hearing Officer:** Michelle Levy  
**Phone No.:** (213) 978-1203  
Michelle.Levy@lacity.org

**Case No.:** DIR-2015-3344-CDP-MEL;  
ZA-2015-3345-ZAA  
**CEQA No.:** ENV-2015-3346-CE  
**Incidental Cases:**  
**Related Cases:**  
**Council No.:** 11- Bonin  
**Plan Area:** Venice  
**Specific Plan:** Venice Coastal Zone;  
Los Angeles Coastal  
Transportation Corridor  
Venice Neighborhood Council  
**Certified NC:** Low Medium II Residential  
**GPLU:** RD1.5-1  
**Zone:**  
**Applicant:** Mick & Valorie Ebeling  
**Representative:** Mendy Tuhtan, Design House

**PROJECT LOCATION:** 628 E California Avenue, legally described as: Lot 1, Block 11, Venice Park Tract.

**PROPOSED PROJECT:** The demolition of an existing two-car garage, for the construction of a second dwelling unit over a new three-car garage aggregating to 1,411 square feet. The new dwelling unit and garage will be housed behind an existing single-family residence, to the rear of the subject site.

**REQUESTED ACTION:** 1. Pursuant to Section 12.20.2 of the Municipal Code, a **Coastal Development Permit** for the demolition of an existing 435 square foot two-car garage and the

construction of a 1,411 square foot second dwelling unit over three-car garage, within the single-permit jurisdiction of the California Coastal Zone; and

2. A Director's determination for Mello Act compliance in conjunction with the construction of one new dwelling unit; and
3. Pursuant to the provisions of Section 12.28 of the Los Angeles Municipal Code, a Zoning Administrator's Adjustment from Section 12.21.C.2(b) to allow a 2-foot wide passageway from the entrance of a dwelling unit to the street, in lieu of the minimum 10 feet otherwise required, in conjunction with the construction of a second dwelling unit over a new detached garage; and
4. Pursuant to Section 21804 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment and shall therefore be exempt from the provisions of CEQA. Pursuant to Article III, Section I, Class 3, Category 1 of the City of Los Angeles CEQA Guidelines.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES:** If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

**ADVICE TO PUBLIC:** The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to (Insert contact information, division and address).

**REVIEW OF FILE:** DIR-2015-3344-CDP-MEL and ZA-2015-3345-ZAA, including the application and the environmental assessment is available for public inspection at the Department of City Planning, City Hall - Room 621, 200 North Spring Street, Los Angeles CA 90012 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Friday. Please call the Staff Contact indicated at the top of this notice several days in advance to assure that the file will be available. The files are not available for review on the day of the hearing.

**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. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos*

*servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*