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 ☑ Within a 500-Foot Radius

And: ☐ 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.

Hearing: Office of Zoning Administration

Date: Thursday, July 7, 2016

Time: 9:30 a.m.

Place: West Los Angeles Municipal Building
Second Floor Hearing Room
1645 Corinth Avenue
Los Angeles, CA 90025

Case No.: ZA 2015-2913(CDP)(ZV)(SPP)(MEL)
CEQA No.: ENV 2015-2914-MND
Council No.: 11
Plan Area: Venice
Zone: R3-1-O

Applicant: Stacey Teruya

Representative: Sandra J. Baik

Staff Contact: Theodore Irving
Phone No.: (213) 978-1366
Theodore.Irving@lacity.org

PROJECT LOCATION: 217 East North Venice Boulevard

REQUESTED ACTION*:* The Zoning Administrator will consider:

1. Pursuant to Section 12.20.2 of the Municipal Code, a Coastal Development Permit for the construction of a new, approximately 3,400 square-foot, three-story duplex with two dwelling units and 672 square-foot attached garage with four parking spaces, within the dual permit jurisdiction of the California Coastal Zone; 2) Pursuant to the provisions of Section 12.27 of the Los Angeles Municipal Code, a Zone Variance to allow the construction, use, and maintenance of a three-story duplex in conjunction with a request to allow vehicle back-up onto North Venice Boulevard, otherwise not permitted by Section 12.21-A,5(i)(1), on a 3,166 square-foot lot in the R3-1-O Zone; 3) Pursuant to Section 11.5.7 of the Municipal Code, a Project Permit Compliance Review for a project within the Venice Coastal Zone Specific Plan; and 4) Pursuant to Government Code Sections 65590 and 65590.1 a Mello Act Compliance Review for the construction of two new dwelling units in the dual permit jurisdiction area of the California Coastal Zone.

2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. 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 the Los Angeles City Planning Department, Office of Zoning Administration, 200 N. Spring Street, Room 721, Los Angeles, CA 90012 (attention: Theodore Irving).

Review Of File: The file, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1366 several days in advance to assure that the files will be available. The files are not available for review 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. Other services, such as translation between English and other languages, may also be provided upon request.

To ensure availability or 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.

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 auxiliaries se pueden hacer disponibles si usted las pide en avance. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

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.