

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, September 19, 2016
Time: 11:30 a.m.
Place: West Los Angeles Municipal Building
Second Floor Hearing Room
1645 Corinth Avenue

Staff Contact.: (213) 473-9769
Kellen.Hoime@lacity.org

Case No.: DIR-2016-1319-CDP
CEQA No.: ENV-2016-2082-CE
Incidental Cases: None
Council No.: 11- Bonin
Plan Area: Venice
Sub-Area: Oakwood
Specific Plan: Venice Coastal Zone;
Los Angeles Coastal
Transportation Corridor
Venice Neighborhood Council
Certified NC: Venice Neighborhood Council
GPLU: Low Medium II Residential
Zone: RD1.5-1
Applicant: Noah Mills
Representative: Brian Silveira
Brian Silveira & Associates

PROJECT LOCATION: 528 East San Juan, legally described as: Lot 10, Block Q, OCEAN PARK VILLA TRACT NO. 2.

PROPOSED PROJECT: The construction, use and maintenance of a second story addition to an existing single-family dwelling and detached garage.

REQUESTED ACTION: 1. Pursuant to Section 12.20.2 of the Municipal Code, a **Coastal Development Permit** authorizing the construction, use and maintenance of a 1,100 square foot second-story addition to an existing 951 square-foot, single-story, single family residence with a 504 square-foot roof terrace, and a 550 square-foot addition to an existing 544 square-foot detached garage, with a maximum height of 22 feet 6

inches on a 5,200 square-foot lot in the Oakwood Venice Subarea, within the single-permit jurisdiction of the California Coastal Zone.

2. 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 which 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-2016-1319-CDP, including the application and the environmental assessment is available for public inspection at the Department of City Planning, City Hall - Room 721, 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 Project Planner, Kellen Hoime at (213) 473-9769, 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.*