CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012

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:
- ☒ Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an appeal from a Department action was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, if applicable, will be among the matters considered at the hearing. The Commission may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. Please note that your attendance at the hearing is optional.

Project Site: 1307 West Paseo Del Mar

Case No.:	ZA-2013-3636-CDP-MEL-1A
CEQA No.:	ENV-2013-3634-MND-REC1
Hearing Held By:	Harbor Area Planning Commission
Date:	December 18, 2018
Time	After 4:30 p.m.
Place:	Harbor Commission Board Room 425 South Palos Verdes Street, 2nd Floor San Pedro, CA 90731
Staff Contact:	Cecilia Lamas, Commission Executive Assistant 200 N. Spring Street, Room 272 Los Angeles, CA 90012 apcharbor@lacity.org (213) 978-1300

Council No:	15 - Buscaino
Related Cases:	ZA-2013-3632-CDP-MEL
Plan Area:	San Pedro
Zone:	R1-1XL
Plan Overlay:	None
Land Use:	Low Residential
Applicant:	Nirmala Murthy, K&N Revocable Trust
Representative:	Thomas Steeno, Steeno Design Studio Inc.
Appellants:	Sally Steele, Wayne Widner, Lorna Wallace, Elaine Clark, Linda Lidsters, Sherry Moody, Rae Gates, Bunny Holwerda, Greg Martin

PROPOSED PROJECT:
Demolition of a 1,578 square-foot single-family dwelling and the construction of a new two-story, 26-feet high, 4,278 square-foot single-family dwelling with a 661 square-foot detached garage, and 1,329 square feet of roof decking, balconies, and mechanical spaces in the R1-1XL Zone within dual-jurisdiction are of the California Coastal Zone.

APPEAL:
An appeal of the September 19, 2018, Zoning Administrator's determination which:

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2013-3634-MND-REC1, as circulated on December 26, 2017 ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Found, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Found, the mitigation measures have been made enforceable conditions on the project; and Adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2, a Coastal Development Permit for the project; and
3. Pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Determination for the demolition of a single family structure and the construction of a single-family residence in the Coastal Zone.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. Files are not available for review the day of the hearing.

AGENDAS AND REPORTS- Commission agendas are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California. Commission Agendas are accessible online at planning.lacity.org, by selecting "Commissions & Hearings", the specific Area or City Planning Commission and "Agendas". Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. When required, hard copies must be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

- Regular Submissions – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page. In addition, an original plus six (6) copies must be submitted to the Commission Office directly at 200 North Spring Street, Room 272, Los Angeles, CA 90012 in attention to the Commission Secretariat.

- Secondary Submissions - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than 48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting). Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.

- Day of Hearing Submissions - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. 12 copies must be submitted to the Commission Executive Assistant prior to the meeting.

- Non-Complying Submissions - Submissions that do not comply with these rules will be stamped *"File Copy. Non-complying Submission"*. Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at planning.lacity.org by selecting "Commissions & Hearings" and selecting the specific Commission.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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 services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral 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.