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:** **And:**	☐ Within a 100-Foot Radius ☒ Within a 500-Foot Radius ☒ Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application 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, will be among the matters considered at the hearing. The hearing officer or decision-maker 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:	**2377 South Ocean Court**		
Case No.:	ZA-2018-6942-ZAA-F	**Council No.:**	11 - Bonin
CEQA No.:	ENV-2018-6944-CE	**Related Cases:**	ADM-2019-778-CEX
Hearing Held By:	Office of Zoning Administration	**Plan Area:**	Venice
Date:	**April 18, 2019**	**Specific Plan:**	Venice Coastal Zone – Southeast Venice
Time:	**10:00 a.m.**	**Zone:**	R1-1-O
Place:	West Los Angeles Municipal Building Second Floor Hearing Room 1645 Corinth Avenue Los Angeles, CA 90025	**Land Use:**	Low Residential
Staff Contact:	Jeff Khau, City Planning Associate 200 North Spring Street, Room 720 Los Angeles, CA 90012 jeff.khau@lacity.org (213) 978-1346	**Applicant:**	Gilbert G. Ferreira
		Representative:	Chris J. Parker Chloe Parker Pacific Crest Consultants

PROPOSED PROJECT:

A 124 square-foot addition to an existing one-story single-family dwelling to connect it with an existing one-car garage, resulting in a 682 square-foot single-family dwelling. A total of two parking spaces are provided onsite.

REQUESTED ACTION(S):

1. The Zoning Administrator shall consider an exemption from CEQA pursuant to CEQA Guidelines, Section 15301, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Section 15300.2 applies.

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-X.7, a Zoning Administrator's Determination to allow the construction, use, and maintenance of an over-in-height fence with a maximum height of 7 feet, in lieu of the maximum 3.5 feet otherwise permitted in the front yard.

3. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.28-A, a Zoning Administrator's Adjustment from Section 12.08-B.2 to allow the maintenance of a 1-foot 7-inch side yard, in lieu of the 5 feet otherwise required.

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.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Decision-makers such as Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department 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 the hearing via email, in person or by U.S. mail to the staff identified on the front of this page or to the decision-maker or hearing officer at the public hearing. **An original plus three (3) copies must be submitted prior to, or at the hearing. To the extent possible, please also submit all materials electronically (flash drive, CD or via email).** Materials 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.

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.