

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.

**Date:** Monday, November 21, 2016  
**Time:** 10:30 a.m.  
**Place:** West Los Angeles Municipal Building  
Second Floor Hearing Room  
1645 Corinth Avenue  
  
**Staff Contact:** Kenton Trinh  
(213) 978-1290  
Kenton.Trinh@lacity.org

**Case No.:** DIR-2016-2301-CDP  
**ZA-2016-2201-ZAA**  
**ENV-2016-2202-CE**  
**CEQA No.:**  
**Council No.:** 11 – Bonin  
**Plan Area:** Venice  
**Specific Plan:** Los Angeles Coastal  
Transportation Corridor  
Venice Coastal Zone  
  
**Certified NC:** Venice  
**GPLU:** Low Medium II Residential  
**Zone:** RD1.5-1-O  
  
**Applicant/Owner:** Josh and Lisa Blanchard  
  
**Representative:** David Takacs  
David Takacs Architecture

**PROJECT  
LOCATION:**

1509 South Cabrillo Avenue, legally described as: Lot 4, Block 22, Venice of America

**PROPOSED  
PROJECT:**

The construction of a 1,617 square-foot addition to join an existing 1,429 square-foot two-story single-family dwelling at the front of the property and 819 square-foot one-story single-family dwelling at the rear of the property and the conversion of a 791 square-foot portion of the rear dwelling into an attached three-car garage, resulting in a 3,074 square-foot three-story duplex with roof deck and 791 square-foot attached three-car garage, all on a 3,825 square-foot lot within the Single Jurisdiction Area of the California Coastal Zone.

**REQUESTED ACTIONS:**

1. Pursuant to Section 12.20.2 of the Los Angeles Municipal Code (LAMC), a **Coastal Development Permit** to allow the construction of a 1,617 square-foot addition to join an existing 1,429 square-foot two-story single-family dwelling at the front of the property and existing 819 square-foot one-story single-family dwelling at the rear of the property and the conversion of a 791 square-foot portion of the rear dwelling into an attached three-car garage, resulting in a 3,074 square-foot three-story duplex with roof deck and 791 square-foot attached three-car garage, all on a 3,825 square-foot lot within the Single Jurisdiction Area of the California Coastal Zone.
2. Pursuant to Section 12.28 of the LAMC, a **Zoning Administrator's Adjustment** to allow an existing nonconforming westerly side yard of 0 feet in lieu of the 6-1/2-foot side yard required by Section 12.09.1-B,2(a); an existing nonconforming rear yard of 8-1/2 feet in lieu of the 15 feet from the center of the adjoining alley required by Section 12.09.1-B,3; and a passageway of 4-1/2 feet along existing nonconforming easterly side yard setback of 4-1/2 feet in lieu of the 10-foot passageway required by Section 12.21-C,2(b),
3. Pursuant to Section 21084 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 California Environmental Quality Act (CEQA) pursuant to Article III, Section I, Class 3, Category 2 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 (Kenton Trinh, Department of City Planning, City Hall - Room 721, 200 North Spring Street, Los Angeles CA 90012)

**REVIEW OF FILE:** DIR-2016-2301-CDP & ZA-2016-2201-ZAA, 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 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.*