



Address Any Communication To:
WEST LOS ANGELES PLANNING COMMISSION
200 North Spring Street, Room 532
Los Angeles, CA 90012
(213) 978-1300

NOTICE OF PUBLIC HEARING

- ✓ INTERESTED PARTIES
- ✓ ABUTTING PROJECT SITE
- ✓ OWNERS AND OCCUPANTS

**concerning property at
6401-6405 S. Ocean Front Walk**

Case No.: ZA-2014-1500-CDP-ZAA-MEL-1A	Hearing Date: Wednesday, February 1, 2017
CEQA: ENV-2014-1501-MND	Hearing Time: after 4:30 P.M.
Community Plan: Westchester– Playa Del Rey	Hearing Place: Henry Medina West L.A. Parking Enforcement Facility 2 nd Floor, Roll Call Room 11214 West Exposition Blvd. Los Angeles, CA 90064
Council District No.: 11 - Bonin	

The West Los Angeles Planning Commission invites you to attend a hearing regarding the property highlighted above. *The law requires that owners and renters near this site be notified of this hearing.* If you do not wish to attend the hearing, you may ignore this notice.

The hearing involves an appeal of the Zoning Administrator's Determination to deny a Coastal Development Permit, pursuant to Los Angeles Municipal Code Section 12.20.2, for the demolition of two, two-story duplex buildings totaling approximately 4,840 square feet, for the construction of a four-story, 45-foot tall, approximately 10,513 square-foot single family dwelling with an attached five-car garage over a habitable basement, on an approximately 5,100 square-foot lot located within the Dual Permit Jurisdiction area of the California Coastal Zone, and;

An appeal of the Zoning Administrator's Determination to deny an Adjustments to allow for a reduced northerly side yard of 3 feet in lieu of the 7 feet otherwise required Pursuant to Los Angeles Municipal Code Section 12.28.A

A Mitigated Negative Declaration, ENV-2014-1501-MND, was adopted for the project. This Mitigated Negative Declaration reflects the lead agency's independent judgement and analysis of the project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency found that with imposition of the mitigation measures described in the MND (and identified in this determination), there was no substantial evidence that the proposed project will have a significant effect on the environment.

Associate Zoning Administrator: Theodore Irving (213) 978-1366

Applicant: Angelo Mazzone
Representative: Brian Noteware, AIA Architect, Inc

Appellant: Angelo Mazzone

FOR ADDITIONAL INFORMATION AND INSTRUCTIONS ON SUBMITTING TESTIMONY SEE BELOW

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible ONLINE at planning.lacity.org

TESTIMONY: Written testimony may be submitted prior to the hearing (see Correspondence and Exhibits); however, oral testimony **can only be given at the hearing** and may be limited due to time constraints. Language translators, sign language interpreters, and/or assistive listening devices may be provided if you contact the Planning Commission office at least seven (7) days prior to the hearing date.

DECISION: The Commission's decision will be based on the merits of the case and the applicable law. **The Commission can consider the entire action even if only a portion has been appealed.** A report of the Commission's action will be mailed upon request after the hearing. Pursuant to Government Code Section 65009(b)(2), any court challenge of the Commission's action may be limited to those issues considered at the public hearing.

FILE REVIEW: The complete and permanent file (including all submissions) is available for public inspection in the Commission office, **Room 532**, 200 N. Spring Street, Los Angeles, between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call in advance to ensure file availability (213-978-1300).

CORRESPONDENCE AND EXHIBITS

The Commission members are not City employees. They are citizens who have been appointed by the Mayor. They function in a quasi-judicial capacity and therefore, cannot be contacted before the hearing. Written testimony, for the Commission to consider, may be submitted to the Planning Commission Office using the following guidelines:

1. Materials for Commission consideration should be received **ten (10) days** prior to the hearing date.
2. Please provide an **original** plus **twelve (12) copies** of all correspondence or exhibits.
3. Correspondence should be presented on letter size (8 1/2 " x 11") or legal size (8 1/2 " x 14) paper. All oversized exhibits (photos, plans, artists' renderings) must fold to fit into a legal sized folder.
4. It is important that the case number is written on all communications and exhibits.
5. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibit used as part of your testimony to the Planning Commission.
6. Untimely submissions will not be considered by the Commission, but will be added to the permanent file.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request at least seven (7) days prior to the meeting by calling the City Planning Commission Office at (213) 978-1300.