

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 currently 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.

Hearing By: Advisory Agency/Zoning Administrator
Date: Thursday, February 23, 2017
Time: 9:30 A.M.
Place: Los Angeles City Hall
200 North Spring Street, Room 1050
Los Angeles, CA 90012

Case No.: AA-2014-3038-PMLA-CN
CEQA No.: ENV-2014-3039-MND
Related Cases: ZA-2014-3040-CDP-MEL
Council No.: 11
Plan Area: Venice
Specific Plan: Venice Coastal Zone; Los Angeles Coastal Transportation Corridor
Certified NC: Venice
GPLU: Low Medium II Residential
Zone: RD1.5-1

Staff Contact: Iris Wan
Phone No.: (213) 978-1397
E-Mail: Iris.Wan@lacity.org

Applicants: AK Lofts 5, LLC
Representative: Harvey Goodman, C.E.

PROJECT LOCATION: 656 & 656 ½ E. California Avenue

PROPOSED PROJECT: The demolition of two existing one-story single family dwellings with attached garage, and the construction, use, and maintenance of a new 3-story, 2-unit residential condominium with attached garage, providing 5 automobile parking spaces (including 1 guest space), constructed to a height of 30 feet on an approximately 5,403 square foot site in the RD1.5-1 Zone.

REQUESTED ACTION: The Deputy Advisory Agency shall consider:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Consider the Mitigated Negative Declaration ENV-2014-3039-MND and Mitigation Monitoring Program for the above referenced project.
2. Pursuant to Section 17.53 of the Los Angeles Municipal Code (LAMC), a Preliminary Parcel Map to permit a one-lot subdivision for the construction of a 3-story 2-unit residential condominium in the single Coastal Jurisdiction Zone with 5 parking spaces.

The Zoning Administrator shall consider:

3. Pursuant to Section 12.20.2 of the Los Angeles Municipal Code (LAMC), a **Coastal Development Permit** to allow the construction of a 3-story 2-unit residential condominium with 5 parking spaces in the single Coastal Jurisdiction Zone.
4. A **Mello Determination** for the proposed demolition of two existing one-story dwelling units on one parcel and the development of a total of two residential condominium units.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. 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 the Los Angeles City Planning Department, Division of Land Section, 200 N. Spring Street, Room 720, Los Angeles, CA 90012 (attention: Iris Wan).

REVIEW OF FILES: [AA-2014-3038-PMLA-CN](#) and [ZA-2014-3040-CDP-MEL](#) including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call [Iris Wan 213-978-1397](#) several days in advance to assure that the files will be available. The files are not available for review 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 or 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.*

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1348