

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.

Hearing By: Community Planning Bureau
Date: Monday, December 4, 2006
Time: 9:00 AM
Place: West Los Angeles Municipal Building
Second Floor Hearing Room
1645 Corinth Avenue (west of the 405
Freeway off Santa Monica Boulevard)
Los Angeles, CA 90025

Staff Contact: Jon Foreman
Phone No.: (213) 978-1170

Case No.: APCW-2006-6684-SPE-
SPP-CDP-MEL
CEQA No.: ENV-2006-3428-MND-REC
Incidental Cases: n/a
Related Cases: n/a
Council No.: 11
Plan Area: Venice
Specific Plan: Venice Coastal Zone
Certified NC: Grass Roots Venice
GPLU: Low Medium II Residential
Zone: RD1.5-1

Applicant: Venicia Development Inc.
Representative: Ronald Cargill;
Cargill Planning & Pre-
Development Services

PROJECT LOCATION: 650 E. Indiana Avenue (see attached map)

PROPOSED PROJECT: Demolition of an existing single family dwelling and construction of a three unit, two-story, 25-foot high residential condominium project providing 6 parking spaces for residents and one guest parking space on a 5,280 net square foot lot. (Note: Preliminary Parcel Map No. AA-2006-3427-PMLA has been filed for condominium purposes, which will require a separate notice and public hearing before the Advisory Agency.)

REQUESTED ACTION: 1. Pursuant to Section 11.5.7.F of the Municipal Code, an **Exception** from Section 10.G.1.a (2) of the Venice Coastal Zone Specific Plan (Ordinance No. 175,963) to permit the construction of a three unit condominium on a 5,280 square foot lot, where the third unit is not a Replacement Affordable Unit, in lieu of the otherwise permitted maximum of two units, unless the lot is at least 5,500 square feet in area and the additional unit is a

Replacement Affordable Unit.

2. Pursuant to Section 12.20.2 of the Municipal Code, a **Coastal Development Permit**.
3. Pursuant to Section 11.5.7 C of the Municipal Code, a **Project Permit Compliance** determination with the Venice Coastal Zone Specific Plan.
4. Pursuant to Government Code Sections 65590 and 65590.1 a **Mello Act Compliance** review for projects in the Coastal Zone. (The Mello Act is a statewide law, which requires local governments to comply with certain requirements designed to preserve and increase the supply of affordable housing in the Coastal Zone.)

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.

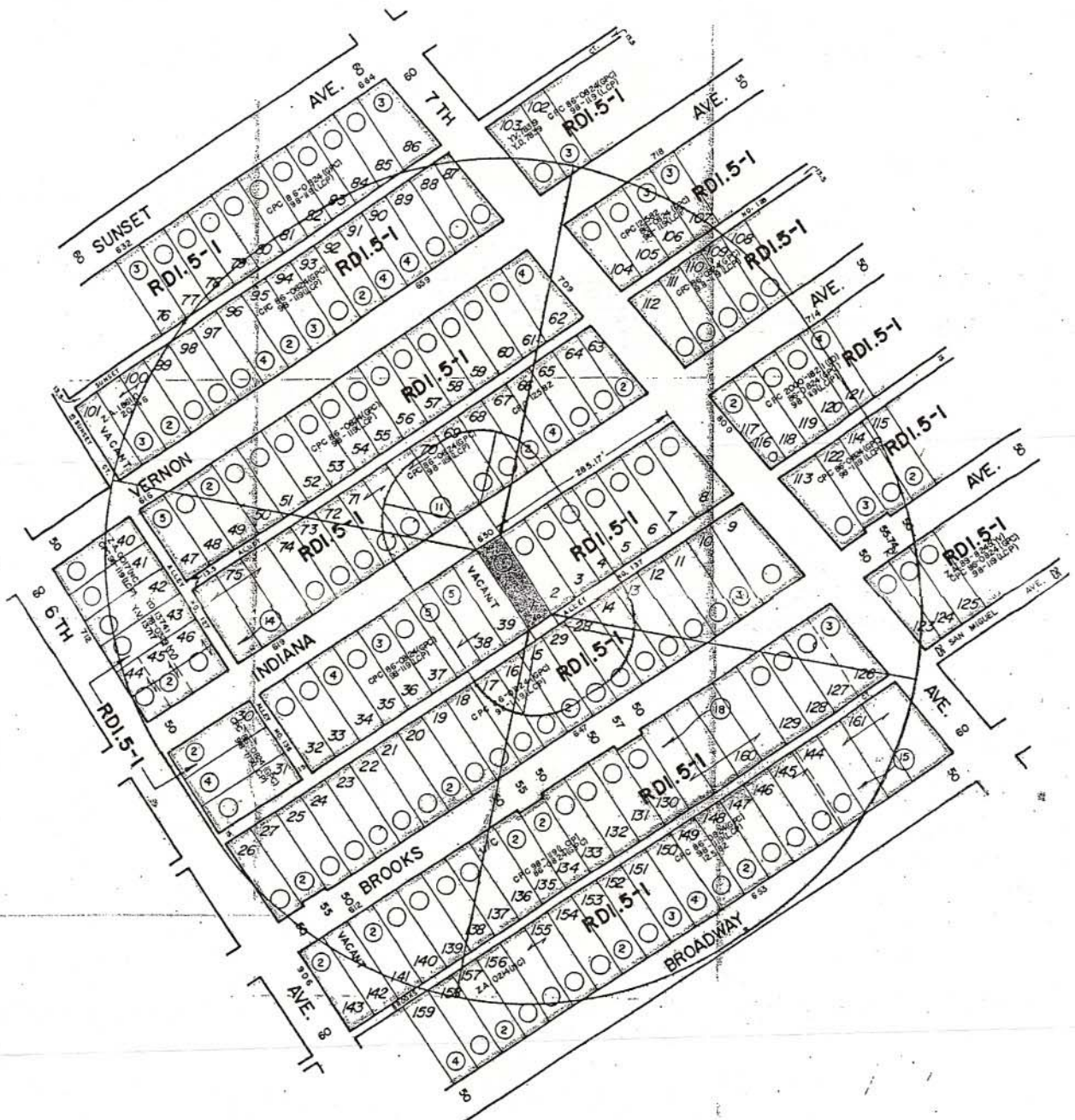
ADVICE TO PUBLIC: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to (Insert contact information, division and address).

REVIEW OF FILE: (Information may vary based on division processing the case)

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.*



LEGAL: VAWTER OCEAN PARK TRACT
 BLKS. E, F, G, H AND I,
 BLOCK J, LOT 13
 SEE APPLICATION



APCW 2006 6684

COASTAL DEVELOPMENT PERMIT &

NET AC. = 0.12

THOMAS BROS. PAGE: 671 , GRID: 5/H	SPECIFIC PLAN EXCEPTION	CASE NO.: DATE: 6-26-06 SCALE: 1" = 100' USES: FIELD D.M.: 111B145, 1088145
C.D. II C.T. 2732 P.A. 280	 CONTINENTAL MAPPING SERVICE 6325 Van Nuys Boulevard, Van Nuys, CA 91401 (818) 787-1663	W.D. CMS 06-5055