



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

This notice is sent to you because you own property or are an occupant residing near a site for which an appeal from a Department action 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, if applicable, will be among the matters considered at the hearing. The 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: 656 and 656 ½ East California Avenue

Case No.: ZA-2014-3040-CDP-MEL-1A
CEQA No.: ENV-2014-3039-MND
Hearing Held By: West Los Angeles Area Planning Commission
Date: July 19, 2017
Time: After 4:30 p.m.
Place: Henry Medina West LA
 Parking Enforcement Facility
 2nd Floor, Roll Call Room
 11214 West Exposition Blvd.
 Los Angeles, CA 90064
Staff Contact: Cecilia Lamas, Commission Executive Assistant
 200 N. Spring St., Room 532
 Los Angeles, CA 90012
acpwestla@lacity.org
 (213) 978-1299

Council No: 11 - Bonin
Related Cases: AA-2014-3038-PMLA-CN
 DIR-2016-4769-VSO
Plan Area: Venice
Zone: RD1.5-1
Plan Overlay: Venice Coastal Zone, Los Angeles Coastal Transportation Corridor
Land Use: Low Medium II Residential
Applicant: AK Lofts 5, LLC
Representative: Harvey Goodman, C.E.
Appellant(s): Robin Rudisill, Gabriel Ruspini, Celia Williams, Lydia Ponce, Shepard Stern, Sue Kaplan

At its meeting of July 5, 2017, the West Los Angeles Area Planning Commission failed to act by a vote of 2 – 2 on the appeal related to the project below. Pursuant to Rule 28 of the Commission’s Rules and Operating Procedures, the matter is continued to the next regular meeting.

PROPOSED PROJECT:

The demolition of two existing one-story single-family dwellings and the construction of a new three-story, 5,870 square-foot, two-unit condominium structure with an attached four-car garage.

APPEAL:

An appeal of the Zoning Administrator’s determination to approve the demolition of two existing one-story single-family dwellings and the construction of a new three-story, 5,870 square-foot, two-unit condominium structure with an attached four-car garage in the RD1.5-1 Zone within the Coastal Zone, pursuant to Los Angeles Municipal Code Section 12.20.2 ; an appeal of the Mello Act Compliance Determination for the project, pursuant to Government Code Section 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures; and an appeal of the Mitigated Negative Declaration and Mitigation Monitoring Program issued as the environmental clearance for the project.

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.**

AGENDAS AND REPORTS- Commission 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. Appeal Recommendation Reports will be available on-line seven (7) days prior to the public hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings". Appeal Recommendation Reports are hyperlinked to the case numbers on the agendas. If you are appealing a determination of an Associate Zoning Administrator (AZA), please note that the letter of determination is the report which is forwarded to the Commission. Appeal Recommendation Reports are not prepared for AZA appeals. The Commission may consider the entire action even if only a portion of the action has been appealed.

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to the hearing. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department or Commission 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 testimony may be submitted via email, in person or by U.S. mail to the staff identified on the front of this page. Correspondence should 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. **To the extent possible, please also submit all materials electronically (flash drive, CD or via email).**

Regular Submissions - Written materials not limited as to volume must be received ten (10) days prior to the hearing date. Provide an **original** plus **twelve (12) copies** of all correspondence or exhibits. You may submit written testimony to the Commission Office directly at **200 North Spring Street, Room 532, Los Angeles, CA 90012** in attention to the Commission Secretariat.

Rebuttal Submissions - All written materials in response to the Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours** before the public hearing. Submissions, including exhibits, shall not exceed ten (10) pages.

Day of Hearing Submissions - Submissions less than 48 hours prior to, and including the day of the public hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation.

Non-Complying Submissions - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission.

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 agenzized 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 auxiliary aids and/or services may be provided upon request. 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.