



Address Any Communications to:
OFFICE OF ZONING ADMINISTRATION
200 N. SPRING ST., 7TH FLOOR
LOS ANGELES, CA 90012
(213) 978-1318
FAX - (213) 978-1334

NOTICE OF PUBLIC HEARING TO PROPERTY OWNERS

- Within a 100-Foot Radius
- Within a 500-Foot Radius
- Abutting a Proposed Development Site
- And Occupants within a 100-Foot Radius
- And Occupants within a 500-Foot Radius

CASE NO. ZA 2007-0752(CDP)(ZAA)
(ZAD)(MEL)
COASTAL DEVELOPMENT PERMIT/
ZONING ADMINISTRATORS
ADJUSTMENT/DETERMINATION

WEST LOS ANGELES PLANNING AREA
DISTRICT MAP NO. 105B149
COUNCIL DISTRICT NO. 11

The Office of Zoning Administration will conduct a public hearing which you may attend.

PLACE: West Los Angeles Municipal Building
Second Floor Hearing Room
1645 Corinth Avenue
Los Angeles, CA 90025

TIME: THURSDAY, MAY 24, 2007 AT 10:30 A.M.

APPLICANT: MARTIN LEON, JUAN GARCIA

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this application. Interested parties are also invited to submit written comments regarding the request prior to the hearing. The environmental impact will be among the matters considered at the hearing.

REQUEST: 1) A Coastal Development Permit, pursuant to the provisions of Section 12.20.2 of the Los Angeles Municipal Code, to permit demolition of two existing one-story single-family dwellings and construction, use and maintenance of three new 2,500 square-foot two-story with roof deck single-family dwellings, one on each lot, located within the single jurisdiction of the California Coastal Zone. 2) Pursuant to Section 12-28-A of the Los Angeles Municipal Code, a Zoning Administrator's Adjustment from Section 12-10-B.2 to permit a reduced rear yard of 5 feet in lieu of the required 15 feet on each lot; and 3) pursuant to Section 12.24-X.7, the construction, use and maintenance of a hedge/fence 5 feet in height with a pedestrian gate within the front yard setback area of each new dwelling. The Los Angeles Municipal Code permits a fence height of 3 feet 6 inches within the front yard setback area.

PROPERTY INVOLVED: 649, 651, 653 Oxford Avenue, legally described as Lots 48-50, Tract 5878, as more specifically described in the application. The property is zoned R1-1. (SEE OTHER SIDE FOR VICINITY MAP)

REVIEW OF FILE: Case No. ZA 2007-0752(CDP)(ZAA)(ZAD)(MEL) containing the application, maps and exhibits with the request, is available in the Office of Zoning Administration, 7th Floor, 200 North Spring Street, Los Angeles, CA 90012, between the hours of 7:15 a.m. and 4 p.m., Monday through Friday. Please call (213) 978-1318, (818) 756-8121 or (310) 548-7721 in advance to assure that the file will be available. The file will be unavailable for review the day of the hearing.

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, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

Pursuant to California Government Code Section 65009(b)(2), any court challenge to the Zoning Administrator's action on this matter may be limited to only those issues raised prior to the close of the public hearing.

IF YOU ARE NO LONGER THE OWNER OF THE PROPERTY WITHIN THIS AREA, PLEASE FORWARD THIS NOTICE OF HEARING TO THE NEW OWNER.
(Tear Off)

CASE NO. ZA 2007-0752(CDP)(ZAA)(ZAD)(MEL)

You will be sent a copy of the decision if your property touches or is across the street from the subject property. Others wishing a copy must mail this tear-off form and a self-addressed stamped legal-size envelope within 15 days to:

Office of Zoning Administration
7th Floor
200 North Spring Street
Los Angeles, CA 90012

Name _____

Address _____

City, State, Zip Code _____

