

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING
ADVISORY AGENCY/ DIVISION OF LAND

PUBLIC HEARING NOTICE

This notice is sent to you because you own property or are an occupant residing within 500 feet of a site for which an application requesting permission to subdivide, as described below, has been filed with the City Planning Department, Advisory Agency. You are invited to attend the public hearing at which interested persons may ask questions or present testimony regarding the application.

Hearing By:	Parcel Map Unit/ Division of Land	Case No.:	AA-2007-624-PMLA ZA-2007-743-ZV-CDP-ZAA-SPP-MEL
DATE:	Wednesday May 21, 2008	CEQA No.:	ENV 2007-625-MND
TIME:	1:00 PM	Address:	2812-2818 S. Grand Canal
PLACE:	Main City Hall 200 North Spring Street, Room 1020 Los Angeles, CA.90012	Council No.:	11
		Plan Area:	Venice
		Zone:	RW1-1-O
		Neighborhood Council:	Grass Roots Venice
Contact Staff:	Marc Woersching	Applicant:	Kathy Magee
Phone No.:	213 978-1396 email: Marc.Woersching@lacity.org	Representative:	Constantine Tziantzis.
		Contact No.:	310 266-4547

PROPOSED PROJECT: Preliminary Parcel Map for a two parcel residential subdivision over a 5,314 square foot parcel of land in the existing RW1-1-O zone. Also requesting a Zone Variance to allow two units on each proposed parcel. The project is located in a dual permit area and will require a Coastal Development Permit. Additionally requesting a Zoning Administrator Adjustment to permit a reduced side yard setback of 2 feet and 3 inches in lieu of the required 3 feet. Also requesting reduced parking of one covered parking space per dwelling unit in lieu of two covered parking spaces.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this parcel map application. The environmental impact will be among the matters considered at the hearing. The Advisory Agency will consider all the testimony presented at the hearing and any written communication received prior to or at the hearing, as well as the merits of the application as it relates to existing environmental regulations, the State Subdivision Map Act and the Los Angeles Municipal Code.

REVIEW OF FILE AND WRITTEN CORRESPONDENCE: Written comments may be delivered to and the file may be reviewed up to the day before the public hearing, at the following address:

City Planning Department
Division of Land/Parcel Map Unit
200 North Spring Street Room 750
Los Angeles CA 90012
Open Monday-Friday 9AM to 4 PM

EXHAUSTION OF ADMINISTRATIVE REMEDIES: The determination of the Advisory Agency will become effective 15 days from the decision date unless an appeal to the Area Planning Commission has been submitted on Form CP-7769. Pursuant to Ordinance 176,321 Parcel Map determinations are only appealable to the Area Planning Commission—not to the City Council. 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.

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 other services may be provided upon request. 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 Contact Number listed above. Traductores u otro tipo de servicio puede ser proveido si se solicita. Para asegurar que este tipo de servicio sea disponible, favor de solicitarlos por lo menos 3 días (72 horas) antes de la audiencia llamando al teléfono mencionado.