

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:** Office of Zoning Administration  
**Date:** Thursday, April 7, 2016  
**Time:** 10:00 a.m.  
**Place:** West Los Angeles Municipal Building  
Second Floor Hearing Room  
1645 Corinth Avenue  
Los Angeles, CA 90025

**Case No.:** ZA 2015-1111(CDP)(ZAA)  
(SPPA)(SPP)  
**CEQA No.:** ENV 2015-1112-ND  
**Council No.:** 11  
**Plan Area:** Venice  
**Zone:** RD1.5-1-OI

**Applicant:** Jay Ramras

**Representative:** Alvaro Ramirez

**Staff Contact:** Matthew Quan  
**Phone No.:** (213) 978-1320  
Matthew.Quan@lacity.org

**PROJECT LOCATION:** 2715 South Ocean Front Walk

**REQUESTED ACTION:** The Zoning Administrator will consider:

1. A Coastal Development Permit, pursuant to the provisions of Section 12.20.2 of the Los Angeles Municipal Code, to allow the continued use of a third-story addition (by expanding 89'-41" of roof access structure to 345'-33" square-foot livable area) to a two-story, 3,628 square-foot single-family dwelling in the RD1.5-1-O Zone, within the dual-jurisdiction area of the California Coastal Zone; 2) Pursuant to Section 12.28 of the Los Angeles Municipal Code, a Zoning Administrator's Adjustment to permit 3-foot side yards in lieu of 4-foot side yards required by Section 12.09.1-B,2; 3) Pursuant to the provisions of Section 11.5.7-E of the Los Angeles Municipal Code, a Specific Plan Project Permit Adjustment to allow a maximum height of 38 feet 5 inches in lieu of the 35 feet required per the Venice Specific Plan; and 4) Pursuant to the provisions of Section 11.5.7 C, a Project Permit Compliance with the Venice Coastal Zone Specific Plan.

2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project.

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, Office of Zoning Administration, 200 N. Spring Street, Room 763, Los Angeles, CA 90012 (attention: Matthew Quan).

**Review Of File:** The file, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1318 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. Other services, such as translation between English and other languages, may also 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 person referenced in this notice.

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. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

*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.*