

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.

<b>Hearing:</b>	Hearing Officer	<b>Case No.:</b>	<b>DIR-2016-4359-CDP</b>
<b>Date:</b>	<b>Monday, February 6, 2017</b>	<b>CEQA No.:</b>	<b>ENV-2016-4360-CE</b>
<b>Time:</b>	2:00 PM	<b>Incidental Cases:</b>	None
<b>Place:</b>	West Los Angeles Municipal Building Second Floor Hearing Room 1645 Corinth Avenue Los Angeles, CA 90025	<b>Related Cases:</b>	None
		<b>Council No.:</b>	11- Bonin
		<b>Plan Area:</b>	Brentwood – Pacific Palisades
		<b>Specific Plan:</b>	None
		<b>Certified NC:</b>	None
		<b>GPLU:</b>	Low Residential
<b>Staff Contact:</b>	Jeff Khau (213) 978-1346 Jeff.Khau@lacity.org	<b>Zone:</b>	R1-1-O
		<b>Applicant:</b>	Nora and Michael Perricone
		<b>Representative:</b>	Rhonda Geller Seibel, BAK Architects, Inc.

**PROJECT LOCATION:** 516 N. Mount Holyoke Avenue

**PROPOSED PROJECT:** Major remodel, including partial demolition and reconstruction of existing single-family residence and the addition of a second story. Existing attached garage to remain.

**REQUESTED ACTION:** The Hearing Officer will consider:

1. Pursuant to Section 12.20.2 of the Municipal Code, a **Coastal Development Permit** for the proposed major remodel and partial demolition of existing 1,150 square-foot single family residence and the reconstruction of a 1,464 square-foot first story, addition of a second story with 663 square-foot living area plus a balcony and terrace. Existing attached two-car garage to remain. Total floor area to be 2,127 square feet on a 3,750 square-foot lot within the single-permit jurisdiction of the California Coastal Zone; and

2. Pursuant to Section 21804 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment and which shall therefore be exempt from the provisions of CEQA.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The decision is issued after the hearing and 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. No decision will be made at the hearing.

**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 case will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communication may be mailed to 200 N. Spring Street, Room 720, Los Angeles, CA 90012 (ATTN: Jeff Khau).

**REVIEW OF FILE:** DIR-2016-4359-CDP, including the application and the environmental assessment, is available for public inspection at the Department of City Planning, City Hall Room 721, 200 North Spring Street, Los Angeles CA 90012 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Friday. Please call the Staff Contact indicated on this notice at least 24 hours in advance to ensure that the file will be available. The files are not available for review on 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. *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.*