



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 application 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, will be among the matters considered at the hearing. The hearing officer or 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:** 17 West Jib Street

**Case No.:** DIR-2017-3789-CDP-SPP-MEL  
ZA-2017-3788-ZAA

**CEQA No.:** ENV-2017-3790-CE

**Hearing Held By:** Hearing Officer

**Date:** May 7, 2018

**Time:** 10:00 a.m.

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

**Staff Contact:** Jeff Khau, Planning Assistant  
200 North Spring Street, Room 720  
Los Angeles, CA 90012  
jeff.khau@lacity.org  
(213) 978-1346

**Council No:** 11 - Bonin

**Related Cases:** N/A

**Plan Area:** Venice – Marina Peninsula

**Zone:** R3-1

**Land Use:** Medium Residential

**Applicant:** Kessler, Schneider & Company

**Representative:** John J. Parker  
Pacific Crest Consultants

**PROPOSED PROJECT:**

The remodel and addition to an existing one-story 1,615 square-foot single-family dwelling and 456 square-foot, detached two-car garage, resulting in a two-story 2,602 square-foot single-family dwelling with a 555 square-foot, detached three-car garage; the project also involves the construction of a new accessory dwelling unit above the detached garage; a total of five parking spaces are provided onsite and the project is located within the dual permit jurisdiction of the California Coastal Zone.

**REQUESTED ACTION(S):**

1. The Director of Planning shall consider an exemption from CEQA pursuant to CEQA Guidelines, Section 15301 and 15303, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Section 15300.2 applies.
2. Pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit for the remodel and addition to an existing single-family dwelling and the construction of a new accessory dwelling unit, located within the dual permit jurisdiction of the California Coastal Zone.
3. Pursuant to Section 11.5.7 of the Municipal Code and the Venice Coastal Zone Specific Plan, a Project Permit Compliance Review for the subject Project located within the Venice Coastal Zone Specific Plan Area.
4. Pursuant to Section 12.28 of the Municipal Code, a Zoning Administrator's Adjustment to permit:
  - a. For the existing single-family dwelling, a second-story easterly side yard setback of 3 feet 11 inches, in lieu of the 4 feet 2.4 inches required per Section 12.10.
  - b. For the garage and accessory dwelling unit, a rear yard setbacks of 9 feet 2 inches, in lieu of the 15 feet required per Section 12.10.
  - c. For the garage and accessory dwelling unit, a second-story easterly side yard setback of 1 feet 11 inches, in lieu of the 4 feet 2.4 inches required per Section 12.10.
5. Pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for the construction of a Residential Unit in the California Coastal Zone.

*Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300*

## 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. Commission Agendas and Hearing Schedules are accessible online at [planning.lacity.org](http://planning.lacity.org). If this matter is before a Commission, please note that a Recommendation Report will be available on-line seven (7) days prior to the hearing and will be accessible at [planning.lacity.org](http://planning.lacity.org), by selecting "Commissions & Hearings". Recommendation Reports are hyperlinked to the case numbers on the agendas. **Please note that Recommendation Reports are not prepared for Hearing Officer or Zoning Administrator hearings.**

**TESTIMONY AND CORRESPONDENCE** - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to the hearing. Decision-makers such as Associate Zoning Administrators or 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.

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

**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

- **Matters before Commissions:** 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.
- **Matters before an Associate Zoning Administrator (AZA) or Hearing Officer:** Written materials not limited as to volume must be received no later than **five (5) days** prior to the hearing date. Provide an **original plus (3) copies**, and follow the size guidelines above.

**Rebuttal Submissions** - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than **48 hours** before the hearing date. 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 hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. Notwithstanding, the Associate Zoning Administrator or Hearing Officer may deviate from this requirement at their discretion.

**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, Associate Zoning Administrator or Hearing Officer. Notwithstanding, the Associate Zoning Administrator or Hearing Officer may deviate from this requirement at their discretion.

**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 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](mailto: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.