CITY OF LOS ANGELES
CALIFORNIA

DEPARTMENT OF CITY PLANNING

NOTICE OF CONCURRENT 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 currently 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 By: Deputy Advisory Agency
Date: Tuesday, February 23, 2016
Time: 11:00 a.m.
Place: Marvin Braude Constituent Service Center - First Floor Hearing Room
6262 Van Nuys Boulevard
Van Nuys, CA 91401

Staff Contact: Nelson Rodriguez
Phone No.: (818) 374-9903
E-Mail: Nelson.Rodriguez@lacity.org

Case No.: AA-2014-2891-PMLA-SL
ZA-2014-2892-ZAA-ZV
CEQA No.: ENV-2014-2890-CE
Related Case: None
Council No.: 2
Plan Area: Van Nuys-North Sherman Oaks
Specific Plan: None
Certified NC: Greater Valley Glen
GPLU: Low Medium II Residential
Zone: [Q]RD1.5-1

Owner/Applicant: Lidia Aslanian
(818) 563-5000

Representative: Armen Ter-Oganesian
Art-Tech, LLC
(818) 563-1160

PROJECT LOCATION: 6356 North Costello Avenue

PROPOSED PROJECT: Four single family home lots with eight parking spaces in a Small Lot Subdivision.

REQUESTED ACTIONS: The Deputy Advisory Agency shall consider:

1. Pursuant to Section 17.50 of the Los Angeles Municipal Code, consideration of a Preliminary Parcel Map.

2. Pursuant to Section 12.28-A of the Los Angeles Municipal Code, consideration of Zoning Administrator Adjustments to allow a minimum separation of two inches in lieu of 12 feet between Buildings A & B and C & D and with Buildings B & C attached.

3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, consideration of a Categorical Exemption (CE) 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 Marvin Braude San Fernando Valley Constituent Center, Los Angeles City Planning Department, Division of Land Section, 6262 Van Nuys Boulevard, Room 351, Los Angeles, CA 91401 (attention: Nelson Rodriguez).

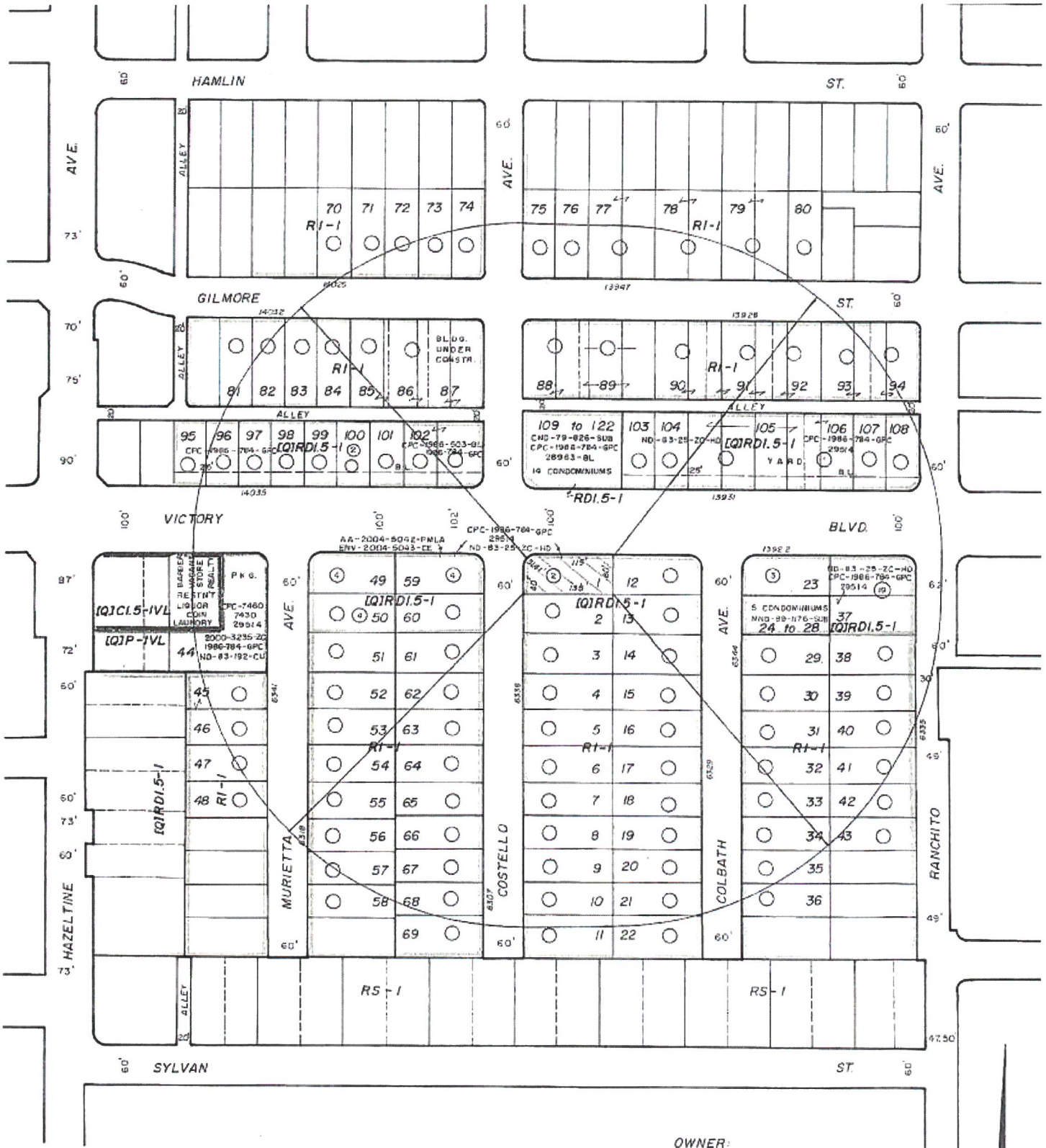
REVIEW OF FILES: AA-2014-2891-PMLA-SL and ZA-2014-2892-ZAA-ZV, including the application and the environmental assessment, are available for public inspection at the Department of City Planning, Marvin Braude San Fernando Valley Constituent Center; 6262 N. Van Nuys Boulevard, Room 351; Van Nuys CA 91401, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Please call Nelson Rodriguez at (818) 374-9903 or e-mail at Nelson.Rodriguez@lacity.org 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. *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 auxiliaries 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 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. *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.*

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1349



OWNER:
LIDIA ASLANIAN
6709 NAGLE AVE.
VAN NUYS, CA 91401

PRELIMINARY PARCEL MAP

CASE NO.
DATE JULY 18, 2014
D.M. 180B153, 177B153
SCALE 1"=100'
USES FIELD

LEGAL: LOT 12, TRACT NO. 12667 M.B. 248-23

T.B. PAGE 532 GRID B-6/7
C.D. 2 C.T. 1282.20 P.A. 215 VNY

ARMEN R. TER-OGANESIAN
144 S. FIRST ST. Nº 201
BURBANK, CA 91502
(818) 395-2624