

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 live 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:** Hearing Officer for the City Planning Commission

**Date:** Monday, February 22, 2016  
**Time:** 2:00 p.m.  
**Place:** Marvin Braude San Fernando Valley  
Constituent Service Center  
6262 Van Nuys Boulevard  
First Floor Conference Room

**Staff Contact:** Courtney Shum  
**Phone No.:** (818) 374-5058  
**E-mail:** courtney.shum@lacity.org

**Case No.:** CPC-2015-3338-DB-SPR-SPP  
**CEQA No.:** ENV-2015-3339-MND  
**Incidental Cases:** N/A  
**Related Cases:** N/A  
**Council No.:** 2 – Paul Krekorian  
**Plan Area:** North Hollywood - Valley Village  
**Specific Plan:** Valley Village  
**Certified NC:** Valley Village  
**GPLU:** Neighborhood Office  
Commercial  
**Zone:** [Q]C2-1VL  
**Applicant:** Yaron Levy, Chandler Village LLC  
**Representative:** Ellia Thompson, Sklar Kirsh

**PROJECT LOCATION:** 12444 W. Chandler Boulevard, legally described as Lots 1 through 10, Tract 8304, specifically shown in the application (see attached map).

**PROPOSED PROJECT:** The construction, use, and maintenance of a new, five (5) story, mixed-use building, consisting of 70 apartment units and 1,750 square feet of commercial area, on a 27,822 square-foot site. The proposed building will be approximately 56 feet high and provide a total of 82 automobile parking spaces and 81 bicycle parking spaces. The project will involve the grading and export of approximately 9,000 cubic yards of dirt to accommodate one (1) subterranean level of parking.

**REQUESTED ACTION(S):** 1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25, a **Density Bonus** to permit the construction of a mixed-use development with 70 residential units and 1,750 square feet of ground floor commercial, with 12 percent of the units reserved for Very Low Income Households for a period of 55 years, and requesting two (2) incentives, including:

- a. An on-menu incentive to permit a Floor Area Ratio of 2.025:1 in lieu of the maximum permitted 1.5:1, pursuant to LAMC Section 12.21.1 A.1; and
  - b. An off-menu incentive to permit a five (5)-story, 56-foot high, mixed-use building in lieu of the maximum permitted three (3) stories and 45 feet, pursuant to LAMC Section 12.21.1 A.1.
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adoption** of a proposed **Mitigated Negative Declaration** (ENV-2015-3339-MND), and corresponding **Mitigation Monitoring Program** (MMP), as the CEQA clearance document for the 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 Hearing Officer 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. After the hearing, the Hearing Officer will prepare a report, including a recommendation, which will be considered by the decision maker, the City Planning Commission, tentatively scheduled for March 24, 2016.

**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 delivered to the Department before the action on this matter, which will become a part of the administrative record. Note: This may not be the last hearing on this matter.

**ADVICE TO PUBLIC:** Written communications may be mailed to the Los Angeles Department of City Planning; Marvin Braude San Fernando Valley Constituent Center; 6262 N. Van Nuys Boulevard, Suite 430; Van Nuys CA 91401 (Attention: Courtney Shum).

**REVIEW OF FILE:** The case file, including the application and the proposed Mitigated Negative Declaration, are available for public inspection at the Department of City Planning, Marvin Braude San Fernando Valley Constituent Center; 6262 N. Van Nuys Boulevard, Suite 430; Van Nuys CA 91401, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Please call Courtney Shum at (818) 374-5058 several days in advance to assure 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.*

CPC

2015-3338

