

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, prior to a decision being rendered.

Hearing By: Deputy Advisory Agency
Date: Tuesday, April 5, 2016
Time: 10:00 AM
Place: Marvin Braude San Fernando Valley
Constituent Services Center
6262 Van Nuys Boulevard, Room 1B
Van Nuys, CA 91401

Staff Contact: Lilian Rubio
Phone No. (213) 978-1840
and Email: Lilian.Rubio@lacity.org

Case No.: AA-2015-3133-PMLA
CEQA No.: ENV-2015-3134-ND
Incidental Cases: N/A
Related Cases: N/A
Council No.: 2
Plan Area: Sherman Oaks – Studio City
– Toluca Lake – Cahuenga
Pass
Specific Plan: N/A
Certified NC: Studio City
GPLU: Low Residential
Zone: R1-1-RFA-RIO

Applicant: Sophie Charlie Bauer, LLC /
Alex Goodson
Representative: Tala Associates / Kamran
Kazemi

PROJECT LOCATION: 12725 and 12727 West Landale Street

PROPOSED PROJECT: The subdivision of one legal lot into two (2) parcels (Parcel A and B) in the R1-1-RFA-RIO Zone. This lot split would make proposed Parcel B have two single family homes on site. The single-family home located at the rear (northerly) of proposed Parcel B will be demolished.

REQUESTED ACTION: The Deputy Advisory Agency will consider:

1. Pursuant to Los Angeles Municipal Code Section 17.50, Parcel Map No. AA-2015-3133-PMLA, to permit the subdivision of one existing lot, totaling approximately 23,510 net square feet, into two (2) parcels, in the R1-1-RFA-RIO Zone; and

2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Negative Declaration (ENV-2015-3134-ND) 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. Any written correspondence 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 item will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to, Attn.: Lilian Rubio Department of City Planning, Expedited Processing Section, 200 N. Spring Street, Room 721, Los Angeles, CA 90012, or emailed to lilian.rubio@lacity.org.

REVIEW OF FILE: AA-2015-3133-PMLA, including the application and the Notice of Exemption, are available for public inspection at the above referenced location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call Lilian Rubio at (213) 978-1840 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 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.*

Puede obtener información en Español acerca de esta junta llamando al (213) 482-7073*