

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 is rendered.

**Hearing By:** Deputy Advisory Agency  
**Date:** Tuesday, August 16, 2016  
**Time:** 9:50 A.M.  
**Place:** Marvin Braude San Fernando Valley  
Constituent Services Center  
6262 Van Nuys Boulevard, Room 1B  
Van Nuys, CA 91401

**Case Nos.:** VTT-74064-SL  
**CEQA No.:** ENV-2016-1573-MND  
**Incidental Cases:** N/A  
**Related Cases:** N/A  
**Council No.:** 2  
**Plan Area:** Sherman Oaks – Studio City  
– Toluca Lake – Cahuenga  
**Specific Plan:** N/A  
**Certified NC:** Studio City  
**GPLU:** Low Medium Residential  
**Zone:** RD1.5-1-RIO

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

**Applicant:** Apik Minnassian, Tujunga  
Village, LLC.  
**Representative:** Thomas Iacobellis, Iacobellis  
& Associates, Inc.

**PROJECT LOCATION:** 4531, 4535, 4535 ½, and 4537 North Tujunga Avenue

**PROPOSED PROJECT:** Demolition of two existing triplexes on site, and the construction, use, and maintenance of eight (8) new 3-story small lot homes with roof terrace and providing two garage parking spaces each, on an approximately 12,794 net square foot site.

**REQUESTED ACTION:** The Deputy Advisory Agency will consider:

1. Pursuant to Section 17.15 and 12.22-C,27 of the Los Angeles Municipal Code, Vesting Tentative Tract Map 74064-SL to permit an eight-lot subdivision for eight (8) small lot homes with sixteen (16) residential parking spaces, on a 12,794 square-foot site in the RD1.5-1-RIO Zone; and

2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt Mitigated Negative Declaration (MND) ENV-2016-1573-MND for the above referenced project; and
3. Pursuant to Section 21081.6 of the California Public Resources Code and Section 15097 of the CEQA Guidelines, adopt the Mitigation Monitoring Program for ENV-2016-1573-MND.

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 or emailed to: Los Angeles City Planning Department, Expedited Processing Section, 200 N. Spring Street, Room 763, Los Angeles, CA 90012 (Attn: Lilian Rubio); [Lilian.Rubio@lacity.org](mailto:Lilian.Rubio@lacity.org)

**REVIEW OF FILE: VTT-74064-SL,** including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:30 a.m. to 4:00 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) 482-7071\*