



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 Deputy Advisory Agency 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: 8609 N. Haskell Ave., 8602-8610 N. Dempsey Ave., 15803-15823 W. Napa St.

Case Nos.: APCNV-2016-4805-ZC-BL,
TT-74704

Council No: 12- Englander

Related Case(s): N/A

CEQA No.: ENV-2016-4806-MND

Plan Area: Mission Hills-Panorama City-
North Hills

Hearing Held By: Hearing Officer and Deputy Advisory Agency

Date: March 13, 2018

Zone: RA-1

Time 10:00 a.m.

Plan Overlay: N/A

Place: Marvin Braude San Fernando Valley
Constituent Service Center
First Floor Conference Room
6262 Van Nuys Boulevard
Van Nuys, CA 91401

Land Use: Low Residential

Applicant: Chuck Francoeur
Montage Development

Staff Contact: Laura Frazin Steele, City Planner
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
laura.frazinsteel@lacity.org
(818) 374-9919

Representative: Chuck Francoeur
Montage Development

PROPOSED PROJECT:

The proposed project is a tentative tract map to subdivide the property into five (5) single-family lots on a 28,612 gross square foot (0.657 acre) and 25,564 net square foot (0.587 acre) site. The project request includes a Zone Change from RA-1 to (T)(Q)R1-1, and a 24-foot Building Line Removal on the subject property fronting on North Haskell Avenue.

REQUESTED ACTION(S):

1. The Advisory Agency shall consider, pursuant to CEQA Guidelines Section 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration, No ENV-2016-4806-MND ("Mitigated Negative Declaration"), and all comments received.
2. Pursuant to Los Angeles Municipal Code Section 12.32, a Zone Change from RA-1 to (T)(Q)R1-1.
3. Pursuant to Los Angeles Municipal Code Section 12.32 R.2, removal of the 24-foot Building Line fronting on North Haskell Avenue originally established pursuant to Ordinance 102,413.
4. Pursuant to Los Angeles Municipal Code Section 17.03, approval of Tentative Tract Map No. 74704 to subdivide one lot into five (5) single-family lots.

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.**

DIVISION OF LAND – Please note that the Staff Report will be available on-line seven (7) days prior to the public hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings". Staff Reports are hyperlinked to the case numbers on the hearing schedule.

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. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

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 - 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 Hearing Officer or Deputy Advisory Agency 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 Hearing Officer or Deputy Advisory Agency may deviate from this requirement at their discretion.

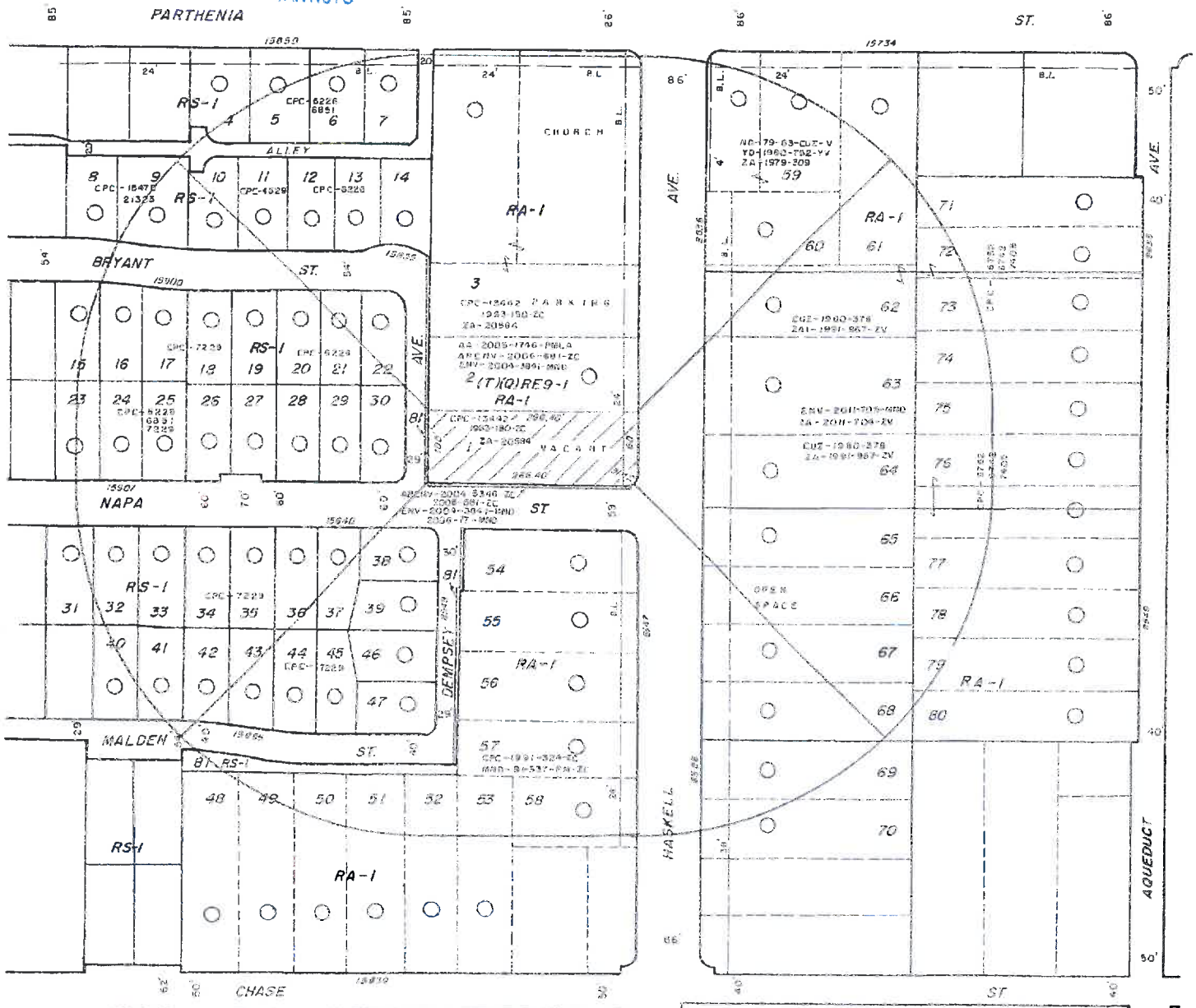
EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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 written request submitted a minimum of 7 working days in advance to: 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. Otros servicios, como traducción entre inglés a otros lenguajes, pueden estar disponibles cuando se pide por escrito con un mínimo de siete (7) días hábiles avanzados, por correo electrónico: per.planning@lacity.org. Este seguro de identificar el idioma que usted necesite. Por favor indique si necesita servicios de traducción oral o en escrito. Si es traducción de un documento escrito, por favor de incluir el documento que necesita ser traducido, como un adjunto al correo electrónico.

RECEIVED
CITY OF LOS ANGELES
JAN 08 2018

CITY PLANNING
VANNUYS



ZONE CHANGE / TENTATIVE TRACT NO. 74704 / BLDG LINE REMOVAL

/// (T)(X)RES-1 & RA-1 TO R1-1

NORTH

0.66 AC.

CASE NO.
DATE February 5, 2018
D.M. 192B141, 195B141
SCALE 1"=100'
USES FIELD

LEGAL: SOUTH 100' OF NORTH 610' OF EAST 309.40'
OF LOT 161, TRACT NO. 2800 M.B. 28-53/54
T.B. PAGE 531 GRID F-1
C.D. 12 C.T. 1174.04 P.A. 216 MSS

CHUCK FRANCOEUR
23945 CALABASAS RD. STE. 116
CALABASAS, CA 91302
(818) 652-6705