



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: 7660-7702 and 7718-7728 North Lankershim Boulevard

Case Nos.: CPC-2016-2383-GPA-VZC-DB-SPR
VTT-74107-SL

Council No: 6 - Martinez

CEQA No.: ENV-2016-2384-MND

Related Case(s): N/A

Hearing Held By: Hearing Officer and Deputy Advisory Agency

Plan Area: Sun Valley-La Tuna Canyon

Date: **March 13, 2018**

Zone: R1-1-CUGU and R3-1-CUGU

Time **10:30 a.m.**

Plan Overlay: N/A

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

Land Use: Low Residential and Medium Residential

Applicant: Jacob Cohan
Universal Villas, LLC

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

Representative: Donna Shen Tripp
Craig Lawson & Co., LLC

PROPOSED PROJECT:

Construction, use, and maintenance of 99 small lot residential homes with a maximum height of 36 feet (three stories) and a 64-unit, maximum 52 feet in height (four stories) multi-family residential apartment building including 4 Very Low Income units. The proposed project involves the demolition of the existing commercial buildings, surface parking lot, and two single-family residences. Site demolition would include 728 tons of debris and approximately 5,000 cubic yards of cut and 5,000 cubic yards of fill to be balanced on site. No export or import of soil is expected.

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-2016-2384-MND ("Mitigated Negative Declaration"), and all comments received.
2. Pursuant to Los Angeles Municipal Code Section 11.5.6 a General Plan Amendment to the Sun Valley-La Tuna Canyon Community Plan from Low Residential density to Low Medium II density on a portion of the project site to develop 99 small lot single-family dwellings.
3. Pursuant to Los Angeles Municipal Code Sections 12.32 F and 12.32 Q, a Vesting Zone Change from R1-1-CUGU to RD1.5-1-CUGU to permit the construction of 99 small lot single-family dwellings over approximately 3.9 acres.
4. Pursuant to Los Angeles Municipal Code Section 16.05, Site Plan Review for a development project which

- creates an increase of 50 or more dwelling units.
5. Pursuant to Los Angeles Municipal Code Section 17.15, approval of Vesting Tentative Tract Map No. 74107-SL for small lot subdivision purposes.
 6. Pursuant to Los Angeles Municipal Code Section 12.22 A.25, for the proposed 64-unit multi-family residential apartment building, a Density Bonus increase of 27.5% (14 units) with an 8% (4 units) set aside for Very Low Income (VLI), and the following off-menu incentives pursuant to Los Angeles Municipal Code Section 12.22 A.25(g)(3): decrease the required front yard setback from 15 feet to 5 feet, decrease the required rear yard setback from 15 feet to 10 feet, and increase the allowed maximum height from 45 feet to 52 feet (7 feet) within 50 feet of an R1 Zoned lot.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

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.

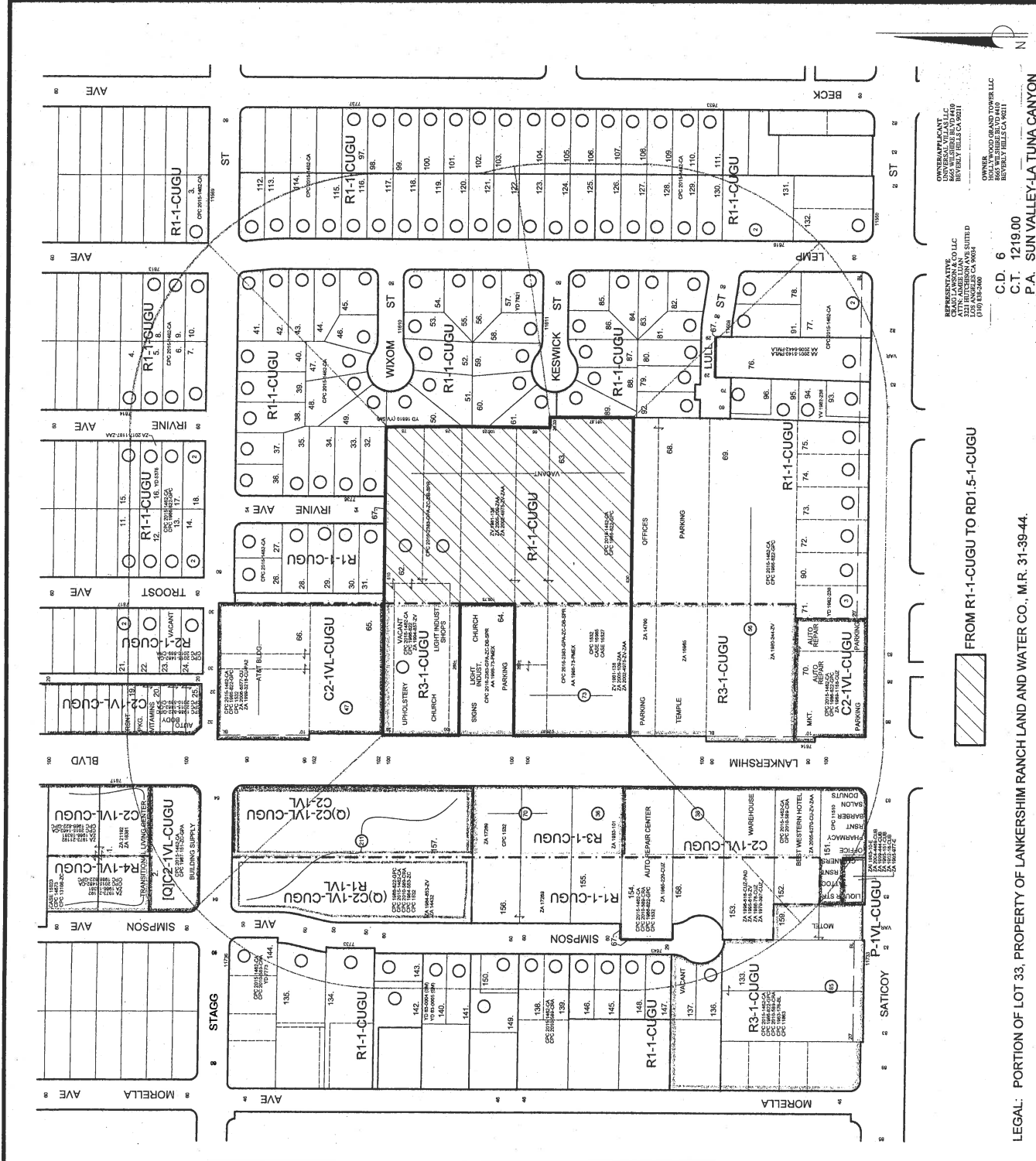
Rebuttal Submissions - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than **48 hours** before the hearing date. Submissions, including exhibits, shall not exceed ten (10) pages.

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 services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (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.



LEGAL: PORTION OF LOT 33, PROPERTY OF LANKERSHIM RANCH LAND AND WATER CO., M.R. 31-39-44.

FROM R1-1-CUGU TO R01.5-1-CUGU

REPRESENTATIVE
 UNIVERSAL VILLAS LLC
 10000 WILSON BLVD
 BIRMGHAM, AL 35244
 (205) 991-1234
 OWNER
 UNIVERSAL VILLAS LLC
 10000 WILSON BLVD
 BIRMGHAM, AL 35244
 (205) 991-1234

GC Mapping Service, Inc.
 3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080 FAX (626) 441-8850

DENSITY BONUS
SITE PLAN REVIEW
VESTING TENTATIVE TRACT MAP NO. 74107
GENERAL PLAN AMENDMENT
VESTING ZONE CHANGE

CASE NO. 01-29-2018
 DATE: 01-29-2018
 SCALE: 1" = 100'
 USES FIELD
 D.M. 189 B 169
 186 B 169
 T.B. PAGE: 532 GRID: H-3

6.37 NET AC.