



## NOTICE OF PUBLIC HEARING AND AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT

**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  
☒ Interested Parties/Others

**And:****Public Hearing:**

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. The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. 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 decision-maker 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.**

**Notice of Availability:**

An Environmental Impact Report (EIR) has been prepared for this project, as described below, to assess potential environmental impacts. The EIR is comprised of two parts, the Draft EIR and the Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), for a 45-day public review period from March 17, 2016 to May 2, 2016. The Final EIR for the project was released on August 30, 2018 and includes responses to comments received during the public review period and includes text revisions to the Draft EIR in response to input received. Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be included in the case file for the record and will be provided to the decision-maker for consideration. The EIR will be considered by the decision-maker for certification and action on the Project.

**Project Site:** 22241-22255 W. Mulholland Drive, Los Angeles, CA 91364

**Case Nos.:** VTT-67505  
ZA-2007-1255-ZAD

**CEQA No.:** ENV-2005-2301-EIR, SCH No.2005111054

**Hearing Held By:** Advisory Agency and Zoning Administrator

**Date:** October 2, 2018

**Time:** 9:30 a.m.

**Place:** 6262 Van Nuys Boulevard  
1st Floor Conference Room  
Van Nuys, CA 91401

**Staff Contact:** Milena Zasadzien, City Planner  
221 N. Figueroa Street, Suite 1350  
Los Angeles, CA 90012  
Milena.Zasadzien@lacity.org  
(213) 847-3636

**Council No:** 3 - Blumenfield

**Related Case(s):** None

**Plan Area:** Canoga Park – Winnetka –  
Woodland Hills – West Hills

**Zone:** R1-1

**Plan Overlay:** Mulholland Scenic Parkway  
(Inner and Outer Corridor)

**Land Use:** Low Residential

**Applicant:** David Schwartzman /  
DS Ventures LLC

**Representative:** Kyndra Casper /  
DLA Piper

**PROPOSED PROJECT:**

A subdivision of a 6.2-acre property (two parcels) into 19 lots and the subsequent development of 19 detached, single-family residences. Each residence would have three to four bedrooms and a two-car garage, and a maximum height of two stories or 36 feet. The project would construct a new private street from San Feliciano Drive to access 11 of the homes, four new driveways on San Feliciano Drive to access four of the homes, and one new driveway off of Mulholland Drive to access the remaining four homes. The Project includes demolition and removal of one existing vacant single-family residence with its associated structures, grading of 7,240 cubic yards of soil, and the removal of 28 (15 protected) trees.

## REQUESTED ACTION(S):

### The Advisory Agency will consider:

#### ENV-2005-2301-EIR

1. The decision-maker shall consider the information contained in the **Environmental Impact Report** prepared for this project, which includes the Draft EIR, ENV-2005-2301-EIR (SCH No. 2005111054), dated March 2016, and the Final EIR, dated August 2018 (Vesting Tentative Tract No. 67505 Project EIR), as well as the whole of the administrative record; and

#### VTT-67505

2. Pursuant to Sections 17.15 of the Municipal Code, a **Vesting Tentative Tract Map** for the subdivision of an approximately 6.2-acre (269,857 square feet) site into 19 lots for 19 single-family residences, a new Private Street, and a Haul Route for the import of 4,200 cubic yards of soil.

### The Zoning Administrator will consider:

#### ENV-2005-2301-EIR

1. The decision-maker shall consider the information contained in the **Environmental Impact Report** prepared for this project, which includes the Draft EIR, ENV-2005-2301-EIR (SCH No. 2005111054), dated March 2016, and the Final EIR, dated August 2018 (Vesting Tentative Tract No. 67505 Project EIR), as well as the whole of the administrative record; and

#### ZA-2007-1255-ZAD

2. Pursuant to Section 12.24.X.7 and 12.24.X.26 of the Municipal Code, a **Zoning Administrator Determination** to permit the following modification to the number and height of retaining walls at the development site:
  - a. A retaining wall with a height of 8-feet for the front yard setback, in lieu of the three and one-half feet height limit otherwise permitted by Section 12.22 C.20(f)(2),
  - b. An allowance of more than one retaining wall per lot in lieu of the maximum limit of one retaining wall per lot otherwise permitted by Section 12.21 C.8(a).

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

## GENERAL INFORMATION

**FILE REVIEW** - The complete file including the Final Environmental Impact Report (FEIR) or the documents referenced in the EIR are 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.** Copies of the FEIR are also available online at <http://planning.lacity.org> (click on "Environmental Review" then "Final EIR" and click on the project title "Vesting Tentative Tract No. 67505 Project"). Copies are also available at the following Library Branches:

- Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- Woodland Hills Branch Library, 22200 Ventura Boulevard, Woodland Hills, CA 91364
- Platt Branch Library, 23600 Victory Boulevard, Woodland Hills, CA 91367

**TRACT MAP** – 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](http://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.

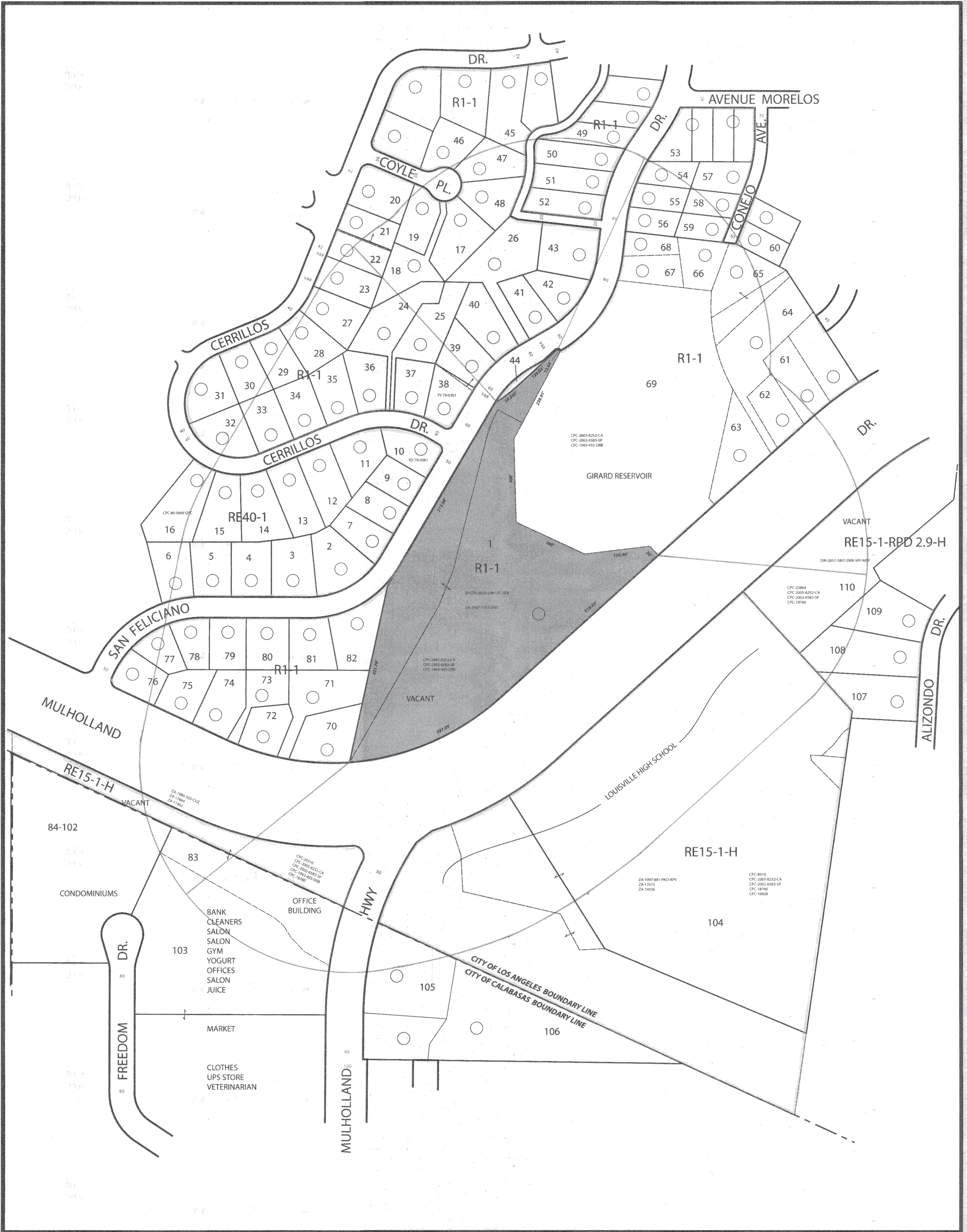
**Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. Notwithstanding, the Hearing Officer or Deputy Advisory Agency may deviate from 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](mailto: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.





## VESTING TENTATIVE TRACT NUMBER 67505 - ZAD



Quality Mapping Service

14549 Archwood St. Suite 301  
Van Nuys, California 91405  
Phone (818) 997-7949 - Fax (818) 997-0351  
qmapping@qesqms.com

DRAWN BY:

**THOMAS BROTHERS**  
Page: 559 Grid: J-5

**LEGAL**  
LOT: POR 1083  
TRACT: 1000  
M.B. 19-1-34  
"SEE APPLICATIONS"

**CONTACT:** DLA PIPER LLC

**A.P.N.**  
2076-023-019

**CD:** 3  
**CT:** 1374.01  
**PA:** 220- CANOGA PARK  
WINNETKA-WOODLAND HILLS  
WEST HILLS  
**USES:** FIELD

**SITE ADDRESS**  
22241,22251 MULHOLLAND DR.

**CASE NO:**

**SCALE:** 1"=100'

**D.M.:** 165B101,168B101

**PHONE:** 818-716-2778

**DATE:** 05-05-16  
**Update:** 03-19-18

**NET AC:** 6.09

**QMS: 16-164A**

**NORTH**