



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
- ☒ Interested Parties/Others

**And:**

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 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:** 12302-12304 W. Moorpark Street

**Case No.:** AA-2018-2259-PMLA-CN

**Council No:** 2 - Krekorian

**CEQA No.:** ENV-2018-2260-CE

**Related Cases:** None

**Hearing Held By:** Deputy Advisory Agency

**Date:** Tuesday, November 13, 2018

**Plan Area:** Sherman Oaks – Studio City  
– Toluca Lake – Cahuenga  
Pass

**Time** 10:00 a.m.

**Zone:** R3-1-RIO

**Place:** Marvin Braude San Fernando Valley  
Constituent Service Center  
6262 Van Nuys Boulevard, Room 1 B  
Van Nuys, CA 91401

**Plan Overlay:** River Improvement Overlay  
District (RIO)

**Land Use:** Medium Residential

**Staff Contact:** Lucerito Martinez, Planning Assistant  
6262 Van Nuys Boulevard, Room 430  
Van Nuys, CA 91401  
Lucy.martinez@lacity.org  
(818) 374-5058

**Applicant:** Orly Bareket and Giora

**Representative:** Aaron Bellinston, BMR  
Enterprises

**PROPOSED PROJECT:**

Demolition of an existing single-family dwelling and accessory building and a Preliminary Parcel Map for the subdivision of an approximate 7,000 square-foot lot for the construction, use, and maintenance four new condominiums in a four-story building, with subterranean parking and individual rooftop decks. Two parking spaces will be provided per unit. The Bureau of Engineering is requiring a 3-foot wide public sidewalk easement along Laurelgrove Avenue, a concrete curb, a concrete gutter, a 5-foot concrete sidewalk and landscaping of the parkway and suitable surfacing to join the existing pavements and to complete a 20-foot half roadway. The project includes a request to waive the easement and improvements required along Laurelgrove Avenue, and the removal of 14 non-protected trees onsite and 3 street trees.

**REQUESTED ACTIONS:** The Advisory Agency shall consider:

1. An Exemption from California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332, Class 32 and Section 15315 and City CEQA Guidelines Class 15, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to Section 17.50 of the Los Angeles Municipal Code (LAMC), a Preliminary Parcel Map for the subdivision of one approximate 7,000 square-foot lot for the construction, use, and maintenance of four condominiums totaling 12,198 square feet of floor area with subterranean garages.
3. Pursuant to LAMC Section 12.37.I. a waiver of street improvements and 3-foot wide public sidewalk easement along Laurelgrove Avenue.

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

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## 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 (DOL)** – Please note that the staff report will be available on-line five (5) days prior to the public hearing and will be accessible at [planning.lacity.org](http://planning.lacity.org), by selecting "Commissions & Hearings", the specific "Area Planning Commission" where the project is located and "Agendas". Staff Reports are hyperlinked to the case numbers on the hearing agenda.

**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, or at 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 materials may be submitted prior to the hearing via email, in person or by U.S. mail to the staff identified on the front of this page or to the decision-maker or hearing officer at the public hearing. **An original plus three (3) copies must be submitted prior to, or at the hearing. To the extent possible, please also submit all materials electronically (flash drive, CD or via email).** Materials must 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.

**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.



LEGAL: LOT 6, BLOCK P, TRACT 6891, M.B. 75-61/62

NEW T.B.

PAGE 562  
GRID F-4

C.D. 2 - KREKORIAN

C.T. 1435.00

P.A. SHERMAN OAKS-

STUDIO CITY-

TOLUCA LAKE-

CAHUENGA PASS

## PRELIMINARY PARCEL MAP

CAD GRAPHICS BY



JPL Zoning Services  
8257 Van Nuys Bl, Ste 101  
Van Nuys, CA 91401  
(818)781-0016

CASE NO:

DATE: 03-22-2018

DRAWN BY: JPL ZONING SERVICES

D.M. OR CAD: 1658165

SCALE: 1"=100'

USES: FIELD

CONTACT

PERSON: BMR ENTERPRISES

PHONE NO: 818-486-0981

NET ACRES

= 0.161 Acres



JPL- 8307RM