



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: 6433, 6401, 6555, and 6635 W. La Tuna Canyon Road; 9201, 9315 N. Tujunga Canyon Blvd; APN Nos. 2572021017; 2572021020; 2572025006; 2572028030; 2572028031, Los Angeles CA 91042

Case Nos.: CPC-2007-3082-VZC-SPR-SPP
VTT-69976-SL

Council No: 7 – Rodriguez

CEQA No.: ENV-2007-3083 EIR (SCH No. 2007121012)

Related Case(s): None

Hearing Held By: Deputy Advisory Agency/Hearing Officer

Plan Area: Sunland-Tujunga-Lake View
Terrace-Shadow Hills-East
LaTuna Canyon

Date: November 28, 2018

Existing Zones: A1-1; RA-1

Time: 9:30 A.M.

Proposed Zone: R1-1; [T][Q]RD5-1

Place: Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

Plan Overlay: San Gabriel/Verdugo Mountains
Scenic Preservation Specific
Plan

Land Use: Minimum; Low; and Low
Medium I Residential

Staff Contact: Elva Nuño-O'Donnell, City Planner
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401
elva.nuno-odonnell@lacity.org
818-374-5066

Applicant: Snowball West Investments LP
Howard Einberg

Representative: Gaines and Stacey, LLP
Fred Gaines/Kimberly Rible

PROPOSED PROJECT:

Original Project: The demolition of nine existing structures totaling 9,650 square feet, for the construction of 229 small lot units on a 56.7-acre site. The development will be a private community with gated access and private roads. Lot sizes will range from 2,560 to 10,720 square feet in area. Lot widths will range from 32 feet to 40 feet: 84 lots will have a width of 32 feet, 80 lots will have a width of 35 feet, and 65 lots will have a width of 40 feet. The proposed homes will range in size from 1,800 to 2,700 square feet in building area and will have a maximum height of 30 feet (two-stories). Two basic models are proposed: 137 units will have four bedrooms while 92 will have five bedrooms. Each home will have a two-car garage. The proposed 229 homes will be built in two locations. Most of the homes (211 units) will be built in the southeast corner of the Project Site on the portion of the site occupied by the Verdugo Hills Golf Course*. A further 18 homes will be built farther to the north, between the Verdugo Wash right-of-way on the west and Tujunga Canyon Boulevard on the east.

Applicant Recommended Alternative: Alternative 6(a) "Reduced Walkable Village": All residential development consisting of 215 homes on the 53.70-acre Project Site after the proposed dedication. Lot sizes would range from 2,768 to 10,530 square-feet in area. The proposed homes would range in size from 1,800 to 2,700 square-feet in building area and would have a maximum height of 30 feet (two stories). Each single-family detached home would have a two-car garage. Proposed Lot 223 would be the designated Historic Cultural Monument area.

***Note:** The Original Project was filed at the time when the Verdugo Golf Course was in operation. Subsequently, the golf course ceased operations in December 2016. Both scenarios, the golf course in operation and the closure of the golf course, were fully analyzed in the EIR's relevant impact sections.

REQUESTED ACTION(S):

The Deputy Advisory Agency shall consider:

The Applicant originally submitted Vesting Tentative Tract Map 69976 date-stamped January 12, 2010 which corresponded to the Original Project referenced above. Subsequently, the Applicant submitted a revised vesting tentative tract map date-stamped September 14, 2018, which corresponds to the Applicant's Recommended Alternative 6(a) referenced above.

ENV-2007-3083-EIR

1. The Deputy Advisory Agency shall consider all the information contained in the **Environmental Impact Report** prepared for this Project, which includes the Draft EIR, No. ENV-2007-3083-EIR (2007121012) dated July 9, 2009, Recirculated Draft EIR dated December 3, 2015 and September 28, 2017, and the Final EIR, dated September 24, 2018, (6433 La Tuna Canyon Road EIR), as well as the whole of the administrative record;

VTT-69976-SL

2. Pursuant to Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.15, **Vesting Tentative Tract Map** No. 69976-SL to permit the merger and re-subdivision of a 53.7-acre Project Site into 215 lots to allow for the construction, use, and maintenance of 208 Small Lot Homes in accordance with the Small Lot Ordinance (176,354) and the RD5-1 Zone, and 7 Single-Family Dwellings in accordance with the R1-1 Zone;
3. The preservation of 27.27 acres as permanent public Open Space (Proposed Lot 229); and
4. Removal of 39 protected trees.

On behalf of the City Planning Commission, the Hearing Officer will take testimony regarding:

ENV-2007-3083-EIR

1. Pursuant to Sections 21082.1(c) of the California Public Resources Code, the adequacy of the **Environmental Impact Report**, findings, and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2007-3083-EIR (SCH No. 2007121012); and

CPC-2007-3082-VZC-SPR-SPP

2. Pursuant to LAMC Sections 12.32 F and 12.32 Q, a **Vesting Zone and Height District Change** from A1-1 and RA-1 to [T][Q]RD5-1 and RA-1 to R1-1.
3. Pursuant to LAMC Section 16.05, **Site Plan Review** for a residential development project greater than 50 units; and
4. Pursuant to LAMC Section 11.5.7, a **Project Permit Compliance** Review for the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan.

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 or Commission 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 this 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. 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.

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