



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 and/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: 6302 N. Beck Avenue

Case No.: AA-2018-3354-PMLA

CEQA No.: ENV-2018-3355-CE

Hearing Held By: Deputy Advisory Agency

Date: January 22, 2019

Time 10:00 a.m.

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

Staff Contact: Sarah Hounsell
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
sarah.hounsell@lacity.org
(818)374-9917

Council No: 2 – Krekorian

Related Case: None

Plan Area: North Hollywood-Valley Village

Zone: [Q]R3-1, R1-1

Plan Overlay: None

Land Use: Medium Residential, Low
Residential

Applicant: Ibrahim Family Enterprises,
LLC; Alfons Ibrahim

Representative: Rocetti Development Corp.;
Michael Rocetti

PROPOSED PROJECT: The subdivision of an existing 21,382.4 square-foot lot along the zone boundary line for two parcels, to allow the development of a single-family dwelling, on a 8,078 square-foot lot, in the R1-1 Zone fronting Sylvan Street and an 11-unit apartment building with 25 parking spaces and 34.5 feet in height currently under construction, on a 13,328 square-foot lot (after dedication) in the [Q]R3-1 Zone fronting Beck Avenue.

REQUESTED ACTIONS:

1. The Advisory Agency shall consider an Exemption from CEQA pursuant to State CEQA Guidelines, Section 15315, Class 15, and that there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to State CEQA Guidelines Section 15300.2, applies.
2. Pursuant to Section 17.50 of the Los Angeles Municipal Code (LAMC), the Advisory Agency shall consider a Preliminary Parcel Map to permit the subdivision of one-lot into two parcels along the zone boundary line to create a 8,078 square-foot single-family parcel in the R1-1 Zone and a 13,328 square-foot parcel in the [Q]R3-1 Zone.

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.**

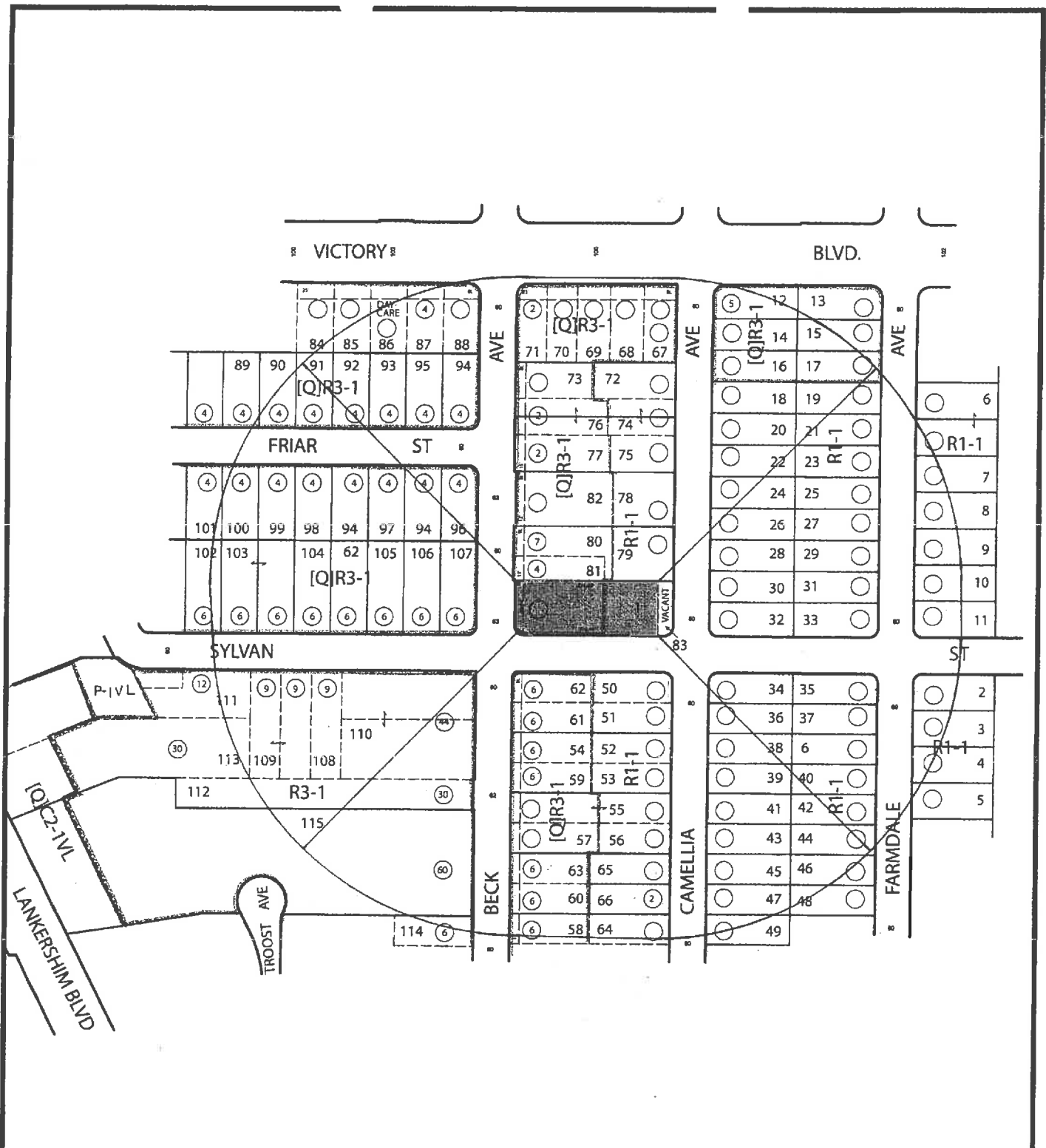
DIVISION OF LAND (DOL) – Please note that the staff report will be available on-line five (5) days prior to the public hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings", the specific "Area Planning Commission" where the project is located and "Agendas". Staff 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. Decision-makers such as Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. 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 agendaed 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.



PARCEL MAP



Quality Mapping Service

14549 Archwood St. Suite 301
Van Nuys, California 91405
Phone (818) 987-7848 - Fax (818) 987-0351
qmapping@qesqms.com

DRAWN BY:

THOMAS BROTHERS ASSESSOR PARCEL NUMBER: 2335-025-019
Page: 532 Grid: H7

SITE ADDRESS: 6302 BECK AVE.

LEGAL

LOT: POR. 6

"SEE APPS"

CD: 2

CT: 1241.04

PA: 213 - NORTH HOLLYWOOD - VALLEY VILLAGE

USES: FIELD

CASE NO:

SCALE: 1"=100'

D.M.: 1808169

177B169

DATE: 05-23-18

Update: _____

NET AC. 0.49 ~

NORTH

QMS-18-219

PHONE: 818-706-9301

CONTACT: ROLETTI DEVELOPMENT