



Address Any Communication To:

NORTH VALLEY AREA PLANNING COMMISSION

200 North Spring Street, Room 532
Los Angeles, CA 90012
(213) 978-1300

NOTICE OF PUBLIC HEARING

- INTERESTED PARTIES
- ABUTTING PROJECT SITE
- OWNERS AND OCCUPANTS
- ☐ 100-FOOT RADIUS
- 500-FOOT RADIUS

concerning property at

17531-17545 PARTHENIA STREET

REVISED HEARING NOTICE

Case Nos.: ZA-2012-3545-ELD-SPR-1A and ENV-2012-3544-MND	Hearing Date: Thursday, January 21, 2016 Thursday, November 5, 2015
Community Plan: Northridge	Hearing Time: 4:30 P.M.
Council District: 12	<u>CHANGE OF VENUE FOR JANUARY 21st ONLY:</u>
	Hearing Place: <u>Van Nuys Council Chamber 2nd Floor</u> <u>14410 Sylvan Street</u> <u>Van Nuys, CA 91401</u>

The North Valley Area Planning Commission (NV APC) invites you to attend a hearing regarding the property highlighted above. *The law requires that owners and renters near this site be notified of this hearing.* If you do not wish to attend the hearing, you may ignore this notice.

These items involve the presentation of, and request for action consistent with, a court-issued Writ of Mandate (Writ) and court order in *Fred Selan, Trustee of the Selan Family Trust v. City of Los Angeles* (Los Angeles Superior Court Case Nos. BS144959 and BS147239). The Writ commands the City of Los Angeles and the NV APC to vacate all actions taken by the NV APC in connection with Case Nos. ZA 2012-3545-ELD-SPR and CEQA ENV-2012-3544-MND, including the motion to grant the appeals in these cases and any findings made in connection therewith.

The Writ remands these appeals (Case Nos. ZA 2012-3545-ELD-SPR and CEQA ENV-2012-3544-MND) to the NV APC for rehearing. On remand, the NV APC must apply the municipal zoning ordinances in place at the time of the initial hearing on June 20, 2013.

The rehearing of Case Nos. ZA 2012-3545-ELD-SPR and CEQA ENV-2012-3544-MND involve appeals of the Zoning Administrator's decision to approve an Eldercare Facility Unified Permit, pursuant to Los Angeles Municipal code Section 14.3.1, and, to approve a Site Plan Review for the construction, use and maintenance of a two-story, 112-unit eldercare facility with no less than 75 percent of the floor area, exclusive of common areas, consisting of Assisted Living Care Housing, with 70 on-site parking spaces, in the RA-1 Zone pursuant to Los Angeles Municipal Code Section 16.05; and, the Zoning Administrator's adoption of Mitigated Negative Declaration ENV-2012-3544-MND pursuant to Section 21082.1(c)(3) of the California Public Resources Code to allow demolition of the existing single-family dwelling and related improvements on the site and the construction of the proposed Eldercare facility.

APPLICANT: Fred Selan, Trustee for Selan Family Trust
Representative: Tom Stemnock, Planning Associates, Inc.

APPELLANTS: 1) Tom Bramson, Sherwood Forest Homeowners Association
2) Community Rights Foundation, Tarzana Residents Against Poorly Planned Development and Save Oak Savanna
Representatives: Lisa Cerda and Colleen Marmor

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.lacity.org/pln/index.htm>

TESTIMONY: Written testimony may be submitted prior to the hearing (see instructions below); however, oral testimony **can only be given at the hearing** and may be limited due to time constraints. Sign language interpreters and assistive listening devices may be provided if you contact our office at least three (3) business days before the hearing.

FOR ADDITIONAL INFORMATION AND INSTRUCTIONS ON SUBMITTING TESTIMONY SEE BELOW

DECISION: The Commission's decision will be based on the merits of the case and the applicable law. ***The Commission can consider the entire action even if only a portion has been appealed.*** A report of the Commission's action will be mailed upon request after the hearing. Pursuant to Government Code Section 65009(b)(2), any court challenge of the Commission's action may be limited to those issues considered at the public hearing.

FILE REVIEW: The complete file, including the determination is available for public inspection in the Commission office, Suite 532, 200 N. Spring Street, Los Angeles, between the hours of 9:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1300 several days in advance to assure file availability.

CORRESPONDENCE AND EXHIBITS

The Commission members are not City employees. They are citizens who have been appointed by the Mayor. They function in a quasi-judicial capacity and therefore, cannot be contacted before the hearing. Any written testimony which you wish them to see **may only** be submitted to our office using the following guidelines:

1. If you wish to submit materials to the Commission for their consideration, they should be received in the Commission office **ten days** prior to the date of the hearing. If Monday is a holiday, they should be received by noon of the preceding Friday.
2. Please provide an **original** and **fourteen (14) copies (15 sets)** of all correspondence or exhibits (for the file, (5) Commission members, Director of Planning, Chief Zoning Administrator, Associate Zoning Administrator, City Planner, Commission Executive Assistant and City Attorney). All **fifteen copies/sets** may be mailed in the same envelope.
3. Correspondence must be on letter size or legal size paper (8 1/2 " x 11" or 8 1/2 " x 14").
4. All oversized exhibits (photos, plans, artists' renderings) must be able to fit in a legal size folder. Therefore, they should be mounted on foldable paper or a file size copy must be provided. Photo exhibits must be mounted on light cardboard or foldable paper.
5. Write the ZA case number on all communications and exhibits (for Parcel Map, Private Street and Certificate of Compliance appeals use the original case number, for Coastal Development Permit appeals, write the CDP number).
6. **ALL** materials submitted to the Commission become City property and cannot be returned. This includes any correspondence or exhibit used as part of your testimony to the Commission.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the staff person referenced in this notice.