



Address Any Communication To:
SOUTH 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

Concerning property at

15961 West Royal Oak Road

Case No.: ZA-2014-2563-ZAA-1A,
CEQA No.: ENV-2014-2562-CE
Community Plan: Encino-Tarzana
Council District No.: 5 - Koretz

Hearing Date: Thursday, December 10, 2015
Hearing Time: after 4:30 P.M.
Hearing Place: Marvin Braude Constituent Center
6262 Van Nuys Boulevard, 1st Floor
Van Nuys, CA 91401

The South Valley Area Planning Commission 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.

The hearing involves an Appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code (LAMC) Section 12.28, to approve a Zoning Administrator's Adjustment, to permit an accessory use within the front half of the lot as otherwise not allowed by Section 12.21, C.5(b); an adjustment to permit a proposed garage and rooftop tennis court to be located less than 50 feet from an "R" Zoned property as required by ZAI 78-100; an adjustment to permit a 3-foot building separation between an existing guest house and a proposed accessory structure in lieu of the 10-foot separation required by Section 12.21-C,1(b); an adjustment to permit a 3-foot 4-inch side yard setback in lieu of the 12-foot setback for a proposed garage and rooftop tennis court required by Section 12.07.01-C,2; and an adjustment to permit the continued maintenance of an existing 11-foot high hedge in lieu of the maximum 3-1/2 feet otherwise permitted in the front yard by Section 12.21-C,1(g) and 12.22-C,20(f) of the LAMC; and to adopt the Lead Agency's action in issuing Categorical Exemption No. ENV-2014-2562-CE as the environmental clearance for this action.

APPLICANT: Andrew and Barbara Leigh
Representative: Robert Shachtman/Jamie Massey, Permits Unlimited

APPELLANTS: 1: Aaron and Toby Feit
Representative: Liz Klebaner, Nossaman LLP
2: Tanaya and Louis Page
Representative: Liz Klebaner, Nossaman LLP

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.planning.lacity.org>.

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 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1300 several days in advance to ensure 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 Planning Commission Staff.