

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING
TO PROPERTY OWNERS AND OCCUPANTS WITHIN A 500 FOOT RADIUS

This notice is sent to you because you own property or live near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

Hearing By:	Hearing Officer for the North Valley Area Planning Commission	Case No.:	APCNV-2015-2971-ZC
		CEQA No.:	ENV-2015-2969-MND
Date:	Friday, December 18, 2015	Related Cases:	APCNV-2013-1276-ZC-ZAA
Time:	1:00 p.m.	Council No.:	12 - Mitchell Englander
Place:	Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Boulevard First Floor Conference Room	Plan Area:	Mission Hills – Panorama City – North Hills
		Specific Plan:	None
		Certified NC:	North Hills West
Hearing Officer:	Kiran Rishi	GPLU:	Low Residential
Phone No.:	(818) 374-5038	Zone:	RA-1
E-mail:	Kiran.rishi@lacity.org	Applicant:	Tupper Estates LLC

PROJECT LOCATION: **15727 W. Tupper Street** (see attached map).

PROPOSED PROJECT: Demolition of existing single-family home and related structures and the subdivision of an existing 62,265 sq. ft. lot into 11 lots with 11 single-family homes.

REQUESTED ACTION:

1. Pursuant to Section 21082.1 of the California Public Resources Code, a **Mitigated Negative Declaration** (ENV-2015-2969-MND) for the above referenced project; and
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change from RA-1 to R1-1**.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. After the hearing, the Hearing Officer will prepare a report, including a recommendation, which will be considered by the North Valley Area Planning Commission at a later date.

EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

ADVICE TO PUBLIC: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles Department of City Planning; Marvin Braude San Fernando Valley Constituent Center; 6262 N. Van Nuys Boulevard, Suite 430; Van Nuys CA 91401 (**Attention: Kiran Rishi**).

REVIEW OF FILE: The case file including the application and the environmental assessment are available for public inspection at the Department of City Planning, Marvin Braude San Fernando Valley Constituent Center; 6262 N. Van Nuys Boulevard, Suite 430; Van Nuys CA 91401 between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Please call the Hearing Officer indicated at the top of this notice several days in advance to assure that the file will be available. The files are not available for review on the day of the hearing.

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, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact: (Division, phone number – voice and TTY). *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*

