

CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF CITY PLANNING

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:** ☒ Others

This notice is sent to you because you own property or are an occupant residing 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, prior to a decision is rendered.

**Hearing By:** Advisory Agency/Hearing Officer  
**Date:** Tuesday, December 15, 2015  
**Time:** 9:30 a.m.  
**Place:** Marvin Braude San Fernando Valley  
Constituent Services Center  
6262 Van Nuys Boulevard, Room 1B  
Van Nuys, CA 91401

**Staff Contact:** Frank Quon  
**Phone No.:** (213) 473-9987  
frank.quon@lacity.org

**Case Nos.:** VTT-72747-SL and  
DIR-2015-1062-ACI-CLQ  
**CEQA No.:** ENV-2015-1063-MND  
**Incidental Cases:** NA  
**Related Cases:** VTT-53722  
APCNV-2001-5699-ZC-BL  
**Council No.:** 2 – Krekorian  
**Plan Area:** Mission Hills-Panorama City-  
North Hills  
**Specific Plan:** N/A  
**Certified NC:** North Hills West  
**GPLU:** Low Medium I Residential  
**Zone:** (T)(Q)RD2-1  
**Applicant:** William Winokur,  
8404 Woodley Development,  
LLC  
**Representative:** Kamran Kazemi,  
Tala Associates

**PROJECT LOCATION:** 8400-8404 N. Woodley Place

**PROPOSED PROJECT:** Construction of 9 small lot homes, three-stories, 32 feet high, each with 2-car garages, on a net 18,555 square foot parcel, in the RD2-1 Zone.

**REQUESTED ACTION:** The Deputy Advisory Agency will Consider:

1. Pursuant to the Los Angeles Municipal Code Section (LAMC) 17.15 and 12.22-C, 27, Vesting Tentative Tract Map No. 72747-SL to permit the subdivision of one irregular shaped parcel into 9 small lots pursuant to Ordinance No. 176,354 (small lot subdivision) in the proposed (T)(Q)RD2-1 Zone, on 0.425 net acres;

The Hearing Officer will Consider:

2. Pursuant to Section 12.32-H of the Los Angeles Municipal Code, an Amendment to Council Instructions and Clarification of Q Conditions for the following:
  - a. Amendment to Council Instructions to allow the accommodation of a Small Lot Subdivision layout in lieu of the condominium;
  - b. Clarification of Q Condition No. 1 "Site Plan", to allow the accommodation of a Small Lot Subdivision layout in lieu of the condominium project identified in Exhibit E-1;
3. Pursuant to Section 21082.1(c)(3) of the California Public resources Code, adopt the Mitigated Negative Declaration (ENV-2015-1063-MND) for the above referenced project; and
4. Pursuant to Section 21081.6 of the California Public Resources Code, the Zoning Administrator will consider adopting the Mitigation Monitoring Program for ENV-2015-1063-MND.

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.

**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 City Planning Department, Expedited Processing Section, 200 N. Spring Street, Room 721, Los Angeles, CA 90012 (attention: Frank Quon).

**REVIEW OF FILE:** VTT-72747-SL and DIR-2015-1062-ACI-CLQ, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call Frank Quon at (213) 473-9987 several days in advance to assure that the files will be available. The files are not available for review 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, 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 or services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *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.*

**\*Puede obtener información en Español acerca de esta junta llamando al (213) 978-1308.\***