

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.

**Hearing By:** Deputy Advisory Agency  
**Date:** Tuesday, December 15, 2015  
**Time:** 10:15 A.M.  
**Place:** Marvin Braude San Fernando Valley  
Constituent Services Center  
6262 Van Nuys Boulevard, Room 1B  
Van Nuys, CA 91401

**Staff Contact:** JoJo Pewsawang  
**Phone No.:** (213) 978-1214 or  
JoJo.Pewsawang@lacity.org

**Case No.:** VTT-50506-M1  
**CEQA No.:** ENV-88-0026(SP)(ZC)(GPA)  
as updated by addendums  
dated April 2000, September  
2000 and October 2006  
**Incidental Cases:** DIR 2015-2619(ZBA)  
**Related Cases:** VTT-50506  
**Council No.:** 12  
**Plan Area:** Chatsworth-Porter Ranch  
**Specific Plan:** Porter Ranch Land  
Use/Transportation  
Porter Ranch  
**Certified NC:** Very Low I and Very Low II  
**GPLU:** Residential  
**Zone:** [T]RE20-1, OS-1XL  
**Applicant:** Frank Su – Porter Ranch  
Development Company  
**Representative:** Tom Sternock – Planning  
Associates, Inc.

**PROJECT LOCATION:** 20900 West Sesnon Boulevard

**PROPOSED PROJECT:** The revision of the layout and boundary of a previously approved tract (VTT-50506), reducing the number of single-family residential lots from 76 to 65 with two common area lots (for open space/landscaping and water quality basin) for a total of 67 lots, on an approximately 64 acre site in the [T]RE20-1, OS-1XL zones.

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

1. Pursuant to the Los Angeles Municipal Code Sections 17.03 and 17.11, a Modification (VTT-50506-M1) to a previously approved Vesting Tentative Tract Map (VTT-50506) for

the construction, use, and maintenance of 65 single-family homes and two open space lots in the [T]RE20-1, OS-1XL zones.

2. Find under the California Public Resources Code Section 21166 and the State's Environmental Quality Act (CEQA) Guidelines Section 15162, on the basis of substantial evidence contained in the whole record, that since certification of EIR No. 88-0026(SP)(ZC)(GPA), as updated by addendums dated April 2000, September 2000 and October 2006, there have been no changes to the project, changes with respect to the circumstances under which the project is being undertaken, or new information of substantial importance concerning the project, which cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and therefore no additional environmental review is required for the project.

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 or e-mailed to [jojo.pewstawang@lacity.org](mailto:jojo.pewstawang@lacity.org) (attention: JOJO PEWSAWANG).

**REVIEW OF FILE:** VTT-50506-M1, including the application, the environmental assessment, and incidental cases are available for public inspection at this location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call JOJO PEWSAWANG at (213) 978-1214 or e-mail to [jojo.pewstawang@lacity.org](mailto:jojo.pewstawang@lacity.org) 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\***