Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300.

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
√ 500-FOOT RADIUS

Concerning property at
5860 North Whitsett Avenue

Case No.: ZA-2014-1239-CUW-1A
Community Plan: North Hollywood-Valley Village
CEQA: ENV: 2014-1240-MND
Council District No.: 2 - Krekorian

Hearing Date: **Thursday, February 11, 2016**
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 Section 12.24-W,49, to approve a Conditional Use authorizing the installation and maintenance of a wireless telecommunications facility with a maximum height of 45 feet on the roof of a 36-foot tall building in the R3-1 and R1-1 Zones, and to adopt Mitigated Negative Declaration No. ENV-2014-1240-MND as the environmental clearance for the project.

APPLICANT: Verizon Wireless, Lisa Desmond
Representative: Lisa Desmond, Delta Groups Engineering

APPELLANT: Mirie Mahpour

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 (213) 978-1300.