

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
And: ☒ Within a 500-Foot Radius
☒ 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: Deputy Advisory Agency
Date: Tuesday, February 2, 2016
Time: 10:15 a.m.
Place: Marvin Braude Building, First Floor
Conference Room
6262 Van Nuys Boulevard
Van Nuys, CA 91404

Staff Contact: Heather Bleemers
Phone No.: (213) 978-0092
E-mail: Heather.Bleemers@lacity.org

Case No.: TT-72928-CN
CEQA No.: ENV-2014-4617-MND
Incidental Cases: N/A
Related Cases: N/A
Council No.: 2
Plan Area: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass
Specific Plan: None
Certified NC: Studio City
GPLU: Medium Residential
Zones: R3-1-RIO
Applicant: Citywalk Apartments, LLC &
Aqua Vista Residential, LLC
Representative: Darryl Fisher, Fisher
Associates Inc.

PROJECT LOCATION: 4215 North Vineland Avenue and 11015 West Aqua Vista Street

PROPOSED PROJECT: Demolition of an existing two-story, 32-unit apartment building and one single-family home in conjunction with the construction of a new four-story 85-unit residential condominium with seven (7) units reserved for Very Low Income households with 192 automobile parking spaces on a 49,537 square-foot site.

EQUESTED ACTION: The Deputy Advisory Agency will consider:

- 1) Pursuant to Section 17.03 of the Los Angeles Municipal Code, Tentative Tract Map No. 72928-CN to permit a one-lot subdivision for the construction of a new four-story residential condominium with a maximum of 85 units (seven units will be reserved for Very Low Income households) in the R3-1-RIO Zone; and

- 2) Pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public resources Code, adopt the Mitigated Negative Declaration (ENV-2014-4617-MND) and the Mitigation Monitoring Program for the above referenced project, respectively.

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: Heather Bleemers) or e-mailed to Heather.Bleemers@lacity.org.

REVIEW OF FILE: The complete file, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call Heather Bleemers at (213) 978-0092 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 of 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.