

CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF CITY PLANNING

**NOTICE OF CONCURRENT 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 currently 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, February 23, 2016  
**Time:** 10:30 a.m.  
**Place:** Marvin Braude Constituent Service  
Center - First Floor Hearing Room  
6262 Van Nuys Boulevard  
Van Nuys, CA 91401

**Staff Contact:** Nelson Rodriguez  
**Phone No.:** (818) 374-9903  
**E-Mail:** [Nelson.Rodriguez@lacity.org](mailto:Nelson.Rodriguez@lacity.org)

**Case No.:** AA-2015-1243-PMLA  
ZA-2015-1545-ZAA  
**CEQA No.:** ENV-2015-1242-MND  
**Related Case:** None  
**Council No.:** 3  
**Plan Area:** Encino-Tarzana  
**Specific Plan:** None  
**Certified NC:** Tarzana  
**GPLU:** Very Low I Residential  
**Zone:** RA-1

**Owner/Applicant:** Mike Abramov  
(818) 882-8400

**Representative:** Athena Novak  
AHN & Associates  
(818) 906-7449

**PROJECT  
LOCATION:** 5401 North Vanalden Avenue

**PROPOSED  
PROJECT:** A two lot single family home subdivision.

**REQUESTED  
ACTIONS:** The Deputy Advisory Agency shall consider:

1. Pursuant to Section 17.50 of the Los Angeles Municipal Code consideration of a Preliminary Parcel Map.

2. Pursuant to Section 12.27 of the Los Angeles Municipal Coode, a variance to permit a reduction in the required square feet of lot area to 12,589 sq.ft. for Lot A and 16,937 sq.ft. for Lot B, in lieu of the 17,500 sq.ft. required.
3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, consideration of the Mitigated Negative Declaration (MND) for the above referenced 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 Marvin Braude San Fernando Valley Constituent Center, Los Angeles City Planning Department, Division of Land Section, 6262 Van Nuys Boulevard, Room 351, Los Angeles, CA 91401 (attention: Nelson Rodriguez).

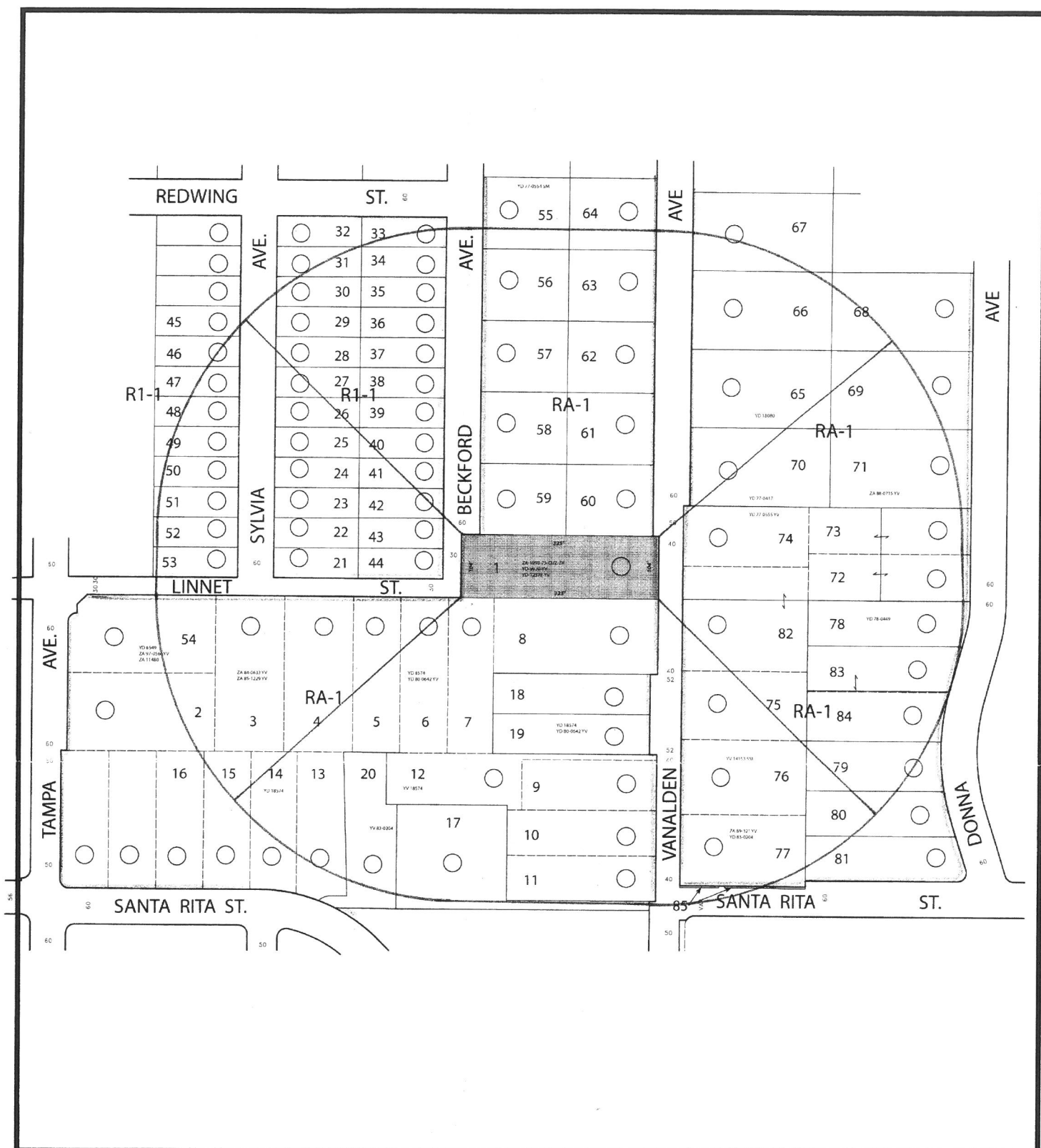
**REVIEW OF FILES:** AA-2015-1243-PMLA and ZA-2015-1545-ZAA including the application and the environmental assessment, are available for public inspection at the Department of City Planning, Marvin Braude San Fernando Valley Constituent Center; 6262 N. Van Nuys Boulevard, Room 351; Van Nuys CA 91401, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Please call Nelson Rodriguez at (818) 374-9903 or e-mail at [Nelson.Rodriguez@lacity.org](mailto:Nelson.Rodriguez@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) 978-1349\***



## PARCEL MAP & ZONE VARIANCE



Quality Mapping Service

14549 Archwood St. Suite 301  
Van Nuys, California 91405  
Phone (818) 997-7949 - Fax (818) 997-0351  
qmapping@qesqms.com

DRAWN BY:

THOMAS BROTHERS  
Page: 560 Grid: G-2

LEGAL  
LOT: POR 12 (ARB 9)  
TRACT: 2605 M.B. 27-55/75

CONTACT: AHN & ASSOCIATES

ASSESSOR PARCEL NUMBER:  
2163-018-008

SITE ADDRESS: 5401 VANALDEN AVENUE

CD: 3  
CT: 1394.02  
PA: 224-ENCINO-TARZANA  
USES: FIELD

CASE NO:  
SCALE: 1" = 100'

D.M.: 174B121, 174B117,  
171B117, 171B121

PHONE: 818-430-0552

DATE: 01-30-15  
Update:

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NET AC: 0.78

NORTH

QMS: 15-022