

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 live 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: Hearing Officer for the
North Valley Area Planning Commission

Case No.: **APCNV-2015-2385-ZC**
CEQA No.: ENV-2015-2386-MND

Date: **Monday, February 29, 2016**
Time: **9:45 a.m.**
Place: Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Boulevard
First Floor Conference Room

Related Cases: CPC-1987-898-ZC
Council No.: 2 – Hon. Paul Krekorian
Plan Area: Sun Valley-La Tuna Cyn.
Specific Plan: None
Certified NC: No. Hollywood Northeast
GPLU: Low Medium II Residential
Zone: R1-1

Hearing Officer: **Thomas Glick**
Phone No.: **(818) 374-5062**
E-mail: tom.glick@lacity.org

Applicant: 11828 Runnymede LLC
Attn.: Uzi Levi
Representative: GA Engineering
Attn.: Armin Gharai

PROJECT LOCATION: **11818 - 11828 Runnymede Street**, legally described as Fraction of Lots 16 and 17 of Tract 6317 (**see attached map**).

PROPOSED PROJECT: The proposed project is the demolition of an existing single-family dwelling and the construction and maintenance of a twenty-six (26) unit apartment building on a 29,732 square-foot lot. The proposed apartment building will be three (3) stories up to a maximum height of 40 feet.

REQUESTED ACTION(S):

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (**ENV-2015-2386-MND**) for the above referenced Project.
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code, a **Zone Change** from R1-1 to RD1.5-1.

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. After the hearing,

the Hearing Officer will prepare a report, including a recommendation, which will be considered by the City Planning Commission, tentatively scheduled for **Thursday, April 21, 2016.**

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. The written communications may be mailed to the Los Angeles Department of City Planning; c/o **APCNV-2015-2385-ZC**; Marvin Braude San Fernando Valley Constituent Center; 6262 North Van Nuys Boulevard, Suite 430; Van Nuys CA 91401 (Attention: **Thomas Glick, Hearing Officer**).

REVIEW OF FILE: **APCNV-2015-2385-ZC**, 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 North Van Nuys Boulevard, Suite 430; Van Nuys CA 91401, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Please call the Hearing Officer indicated at the top of this notice several days in advance to assure that the file will be available. The files are not available for review on 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.*



ZONE CHANGE FROM R1-1, [T](Q)RD1.5-1 TO [T](Q)RD1.5-1 REMOVAL OF BUILDING LINE

LEGAL : ARB "1" and "2" OF LOT 90 TRACT TR 1338

M.B. : 20-6/7

NET AREA : 0.410 AC.

SCALE: 1" = 100'

COUNCIL DISTRICT: 6
COMMUNITY PLAN : RESEDA-WEST VAN NUYS
AREA PLANNING COMM. : SOUTH VALLEY
NEIGHBORHOOD COUNCIL : LAKE BALBOA

C.T. #: 1319.00
T.B. PAGE: 531
GRID: D4
D.M. : 186 B 133
USES: FIELD

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