

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 South Valley Area
Planning Commission (SVAPC)

Case No.: **APCSV-2015-2554-ZC**
CEQA No.: ENV-2015-2555-MND

Date: **Friday, May 20, 2016**
Time: **1:00 p.m.**
Place: Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Boulevard
First Floor Conference Room

Related Case: None
Council No.: 4 – David Ryu
Plan Area: Van Nuys – North Sherman
Oaks
Specific Plan: None
Certified NC: Sherman Oaks Neighborhood
Council
GPLU: Low Medium II Residential
Zone: [Q]R1-1

Hearing Officer: Peggy Malone-Brown
Phone No.: (818) 374-5036
E-mail: peggy.malone-brown@lacity.org

Applicant: Horace H. Heidt, Horace Heidt
Agency Company
Representative: Tom Sternock, Planning
Associates, Inc.

PROJECT LOCATION: **14241, 14247, 14251, 14255, and 14261 W. Magnolia Boulevard**, legally described as Lots 19, 20, 21, 22, and 23, Tract 16243, specifically shown in the application (see attached map).

PROPOSED PROJECT: Demolition of five existing single-family homes and the subsequent construction, use, and maintenance of a new 29-unit apartment building, comprised of three levels of residential uses over one level of subterranean parking, with a maximum height of 35 feet, located on five lots totaling 29,982 square feet in area. The proposed building will provide a total of 64 automobile parking spaces and 32 bicycle parking spaces. The requested entitlement is for a Zone Change from [Q]R1-1 to [Q]RD1.5-1, in conformance with the Low Medium II Residential land use designation of the Van Nuys – North Sherman Oaks Community Plan. The requested [Q]RD1.5-1 zoning will permit the development of 21 dwelling units, with the applicant requesting a 35% by-right Density Bonus to permit eight additional dwelling units on-site, resulting in a total project size of 29 units, in exchange for setting aside five units for Low Income households. No Density Bonus incentives are being requested as part of the proposed project.

REQUESTED ACTION(S):

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adoption** of a proposed **Mitigated Negative Declaration** (ENV-2015-2555-MND), and corresponding **Mitigation Monitoring Program** (MMP), as the CEQA clearance document for the project; and
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 F, a **Zone Change** from [Q]R1-1 (Single-Family Residential) to [Q]RD1.5-1 (Multi-Family Residential).

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 Hearing Officer 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 decision maker, the South Valley Area Planning Commission, tentatively scheduled for June 23, 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 delivered to the Department before the action on this matter, which will become a part of the administrative record. Note: This may not be the last hearing on this matter.

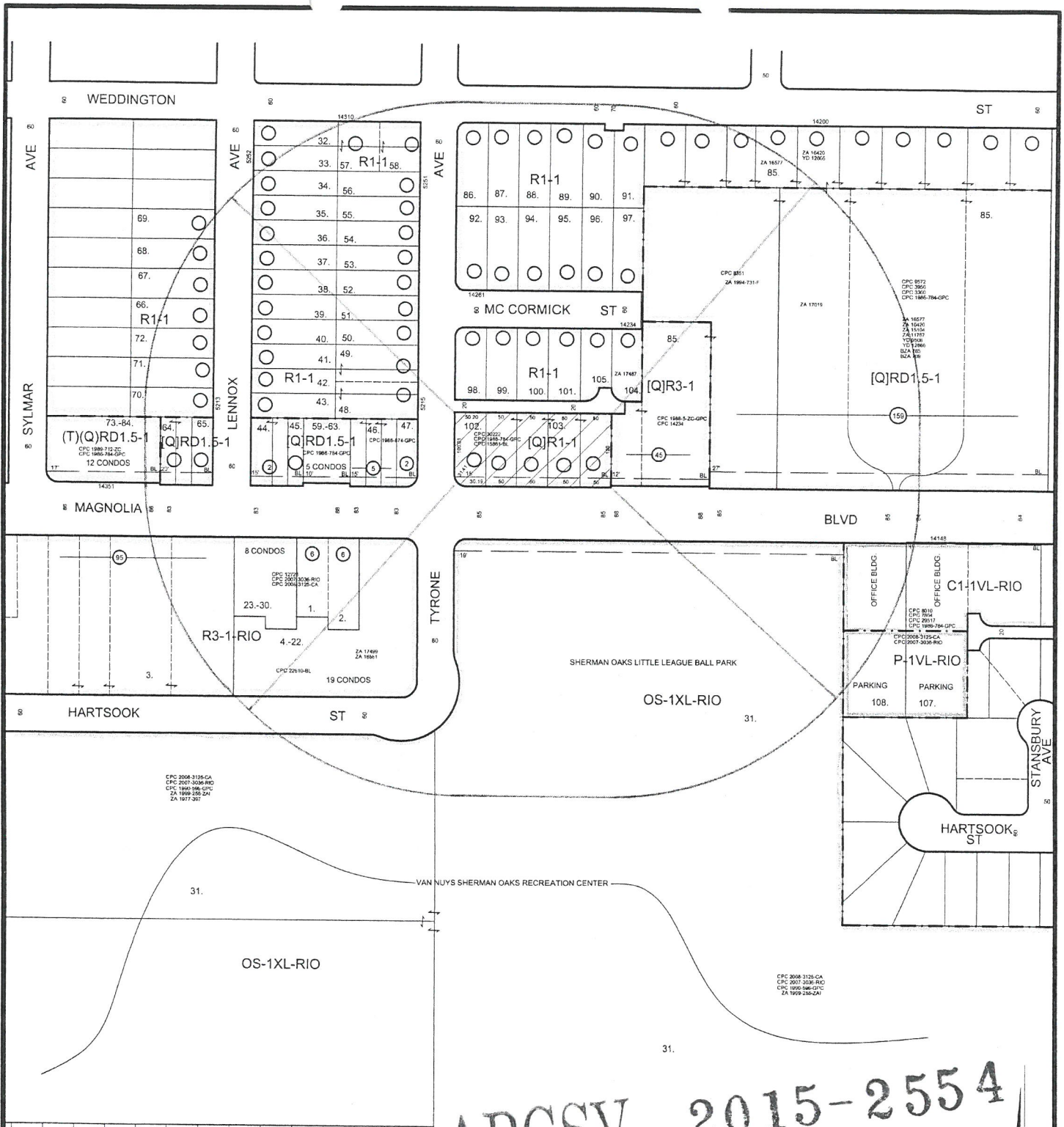
ADVICE TO PUBLIC: Written communications may be mailed to the Los Angeles Department of City Planning; Marvin Braude San Fernando Valley Constituent Center; 6262 N. Van Nuys Boulevard, Suite 430; Van Nuys CA 91401 (Attention: Peg Malone-Brown).

REVIEW OF FILE: The case file, including the application and the proposed Mitigated Negative Declaration, are available for public inspection at the Department of City Planning, Marvin Braude San Fernando Valley Constituent Center; 6262 N. 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.*

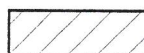
To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*

Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of 7 days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email. *Otros servicios, como traducción entre inglés a otros lenguajes, pueden estar disponibles cuando se pide por escrito con un mínimo de siete (7) días avanzados, por correo electrónico: per.planning@lacity.org Este seguro de identificar el idioma que usted necesite. Por favor indique si necesita servicios de traducción oral o en escrito. Si es traducción de un documento escrito, por favor de incluir el documento que necesita ser traducido, como un adjunto al correo electrónico.*



DENSITY BONUS ZONE CHANGE

LEGAL: LOTS 19-23, TRACT NO. 16693.



ZONE CHANGE FROM [Q]R1-1 TO [Q]RD1.5-1

C.D. 4
C.T. 1285.00
P.A. VAN NUYS-NORTH SHERMAN OAKS

GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080 FAX (626) 441-8850

0.65 NET AC.

CASE NO.
DATE: 04-16-2015
SCALE: 1" = 100'
USES FIELD
D.M. 171 B 153,
172.5 A 151
T.B. PAGE: 562 GRID: A-2

APCSV 2015-2554