



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
23200 Sherman Way

NOTICE OF CANCELED HEARING

Case No.: ZA-2012-1146-ELD-SPR-1A
CEQA: ENV-2012-1147-MND
Community Plan: Canoga Park-Winnetka
Woodland Hills-West Hills
Council District: 12 - Englander

Hearing Date: ~~Thursday, May 26, 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.~~

~~This item involves the presentation of, and request for action consistent with, a court-issued Writ of Mandate (Writ) and court order in *Allan Dietel, James Wallis, et al. v. City of Los Angeles* (Los Angeles Superior Court Case No. BS146632). The Writ directs the South Valley Area Planning Commission (Commission) to set aside the results of its September 12, 2013 Hearing and October 11, 2013 Letter of Determination in connection with the appeal in ZA-2012-1146-ELD-SPR (the Appeal) and to reinstate the Commission's decision of August 22, 2013, granting the Appeal and setting aside the approval of the project.~~

~~The rehearing of Case No. ZA 2012-1146-ELD-SPR involves appeal of the Zoning Administrator's decision to approve an Eldercare Facility Unified Permit and a Site Plan Review for a project resulting in the construction of more than 50 residential dwelling units pursuant to Sections 14.3.1 and 16.05 of the Municipal Code to permit the construction, use and maintenance of a 268-unit, 204,000 square-foot, two building Senior Independent/Assisted Living Care Facility and to allow reductions in yard setbacks to 15 feet for front yards on Woodlake Avenue, 15 feet for side yards on Sherman Way and 5 feet for rear yards on the westerly property line in lieu of the 25 feet required for all yards in the A1-1 Zone. The two buildings will range from one to three stories in height and have a maximum elevation of 26 feet for the easterly Assisted Living Building and 40 feet for the westerly Independent Living Building (with the exception of roof towers, stairs and elevator towers). There shall be a minimum of 309 parking spaces on the site.~~

Associate Zoning Administrator: Charles J. Rausch (213) 978-1306

APPLICANT: Sherman Way-West Hills Partners, LLC (Michael Harris)

APPELLANT: Mr. Allan F. Dietel

FOR ADDITIONAL INFORMATION AND INSTRUCTIONS ON SUBMITTING TESTIMONY SEE BELOW

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 online at <http://www.planning.lacity.org>

TESTIMONY: Written testimony may be submitted prior to the hearing (see Correspondence and Exhibits); however, oral testimony **can only be given at the hearing** and may be limited due to time constraints. Language translators, sign language interpreters, and/or assistive listening devices may be provided if you contact the Planning Commission office at least seven (7) days prior to the hearing date.

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 and permanent file (including all submissions) is available for public inspection in the Commission office, **Room 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 in advance to ensure file availability (213-978-1300).

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. Written testimony, for the Commission to consider, may be submitted to the Planning Commission Office using the following guidelines:

1. Materials for Commission consideration should be received **ten (10) days** prior to the hearing date.
2. Please provide an **original plus twelve (12) copies** of all correspondence or exhibits.
3. Correspondence should be presented on letter size (8 1/2 " x 11") or legal size (8 1/2 " x 14") paper. All oversized exhibits (photos, plans, artists' renderings) must fold to fit into a legal sized folder.
4. It is important that the case number is written on all communications and exhibits.
5. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibit used as part of your testimony to the Planning Commission.
6. Untimely submissions will not be considered by the Commission, but will be added to the permanent file.

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 at least seven (7) days prior to the meeting by calling the City Planning Commission Office at (213) 978-1300.