

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, June 7, 2016
Time: 10:00 a.m.
Place: Marvin Braude Building
First Floor Conference Room
6262 Van Nuys Boulevard
Van Nuys, CA 91401

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

Case No.: AA-2015-4449-PMLA
Related Case: None
CEQA No.: ENV-2015-4450-CE
Council No.: 6
Plan Area: Sun Valley-La Tuna Canyon
Specific Plan:
Certified NC: North Hollywood East
GPLU: Low Residential
Zone: R1-1

Owner/: Alexander Fard
Applicant: (323) 400-6664

Representative: Darren Embry
ECDN
(323) 481-9718

PROJECT LOCATION: 11936 W. Ratner Street

PROPOSED PROJECT: Divide one lot into two lots (Parcel A, 7,200 sq. ft., Parcel B, 9,003 sq. ft. Flag Lot).

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 21082.1(c)(3) of the California Public Resources Code, consideration of the proposed Categorical Exemption (CE) 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.

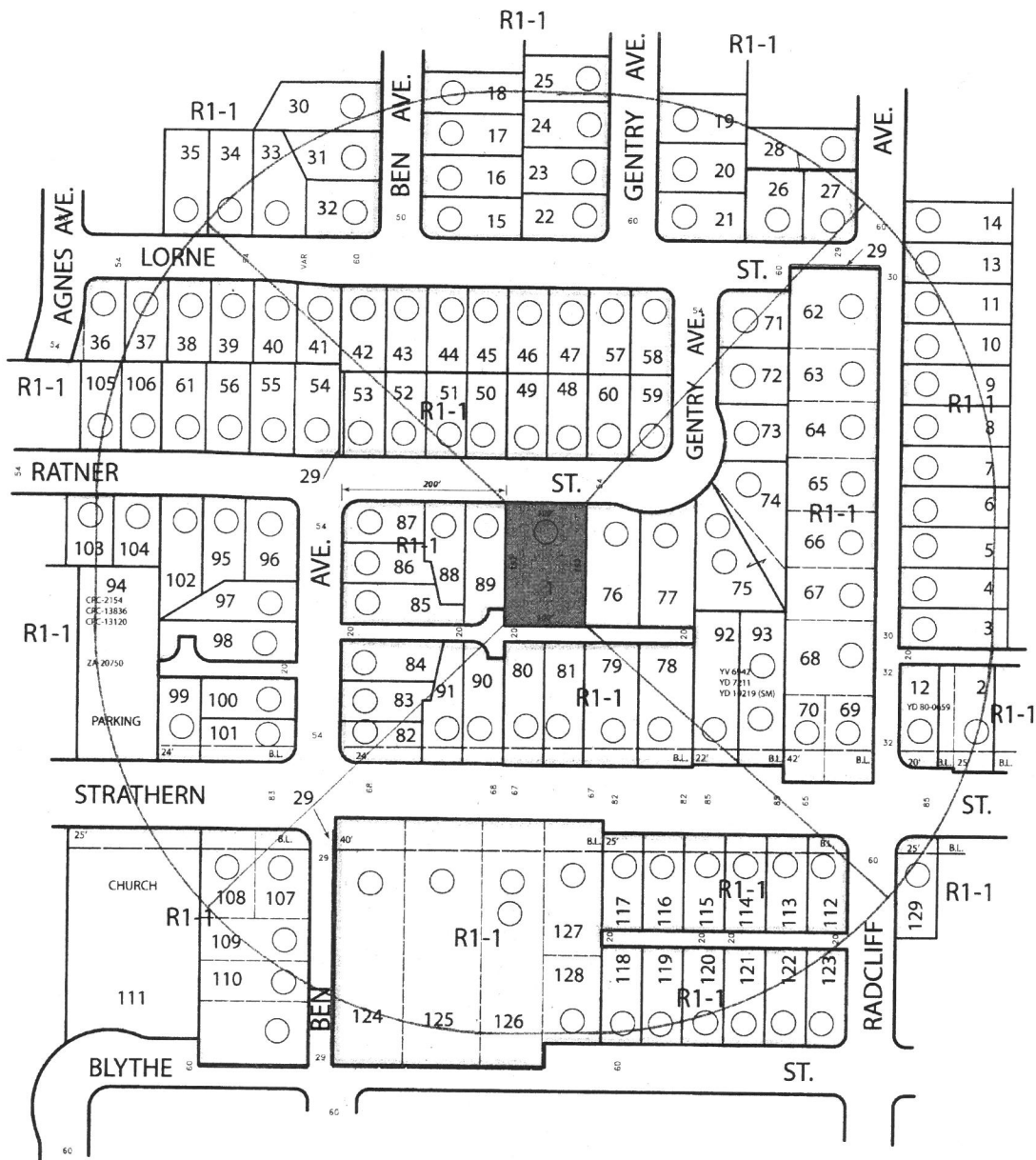
ADVICE TO PUBLIC: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Marvin Braude San Fernando Valley Constituent Center, Los Angeles City Planning Department, Division of Land Section, 6262 Van Nuys Boulevard, Room 430, Los Angeles, CA 91401 (attention: Nelson Rodriguez).

REVIEW OF FILES: AA-2015-4449-PMLA 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 430; 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 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.*

Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided if requested at least 7 working days prior to this meeting by emailing per.planning@lacity.org.

Otros servicios, como traducción entre inglés a otros lenguajes, pueden estar disponibles cuando se pide por escrito con un mínimo de siete (7) días hábiles 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.



PARCEL MAP



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: 532 Grid: G-2

LEGAL
LOT: 5
TRACT: 17662 M.B. 423-14/15

CONTACT: PALI INVESTMENTS

ASSESSOR PARCEL NUMBER:
2310-014-021
SITE ADDRESS: 11936 RATNER ST.

CD: 6
CT: 1218.02
PA: SUN VALLEY-
LA TUNA CANYON
CASE NO:
SCALE: 1" = 100'
D.M.: 189B165, 189B169

DATE: 11-23-15
Update:

NET AC: 0.34

QMS: 15-362

NORTH