

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 are 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:** Office of Zoning Administration

**Date:** Friday, July 15, 2016

**Time:** 9:00 a.m.

**Place:** Marvin Braude San Fernando Valley  
Constituent Services Center  
6262 Van Nuys Boulevard, Room 1B  
Van Nuys, CA 91401

**Case No.:** ZA 2014-4683(CU)(ZV)(ZAD)(ZAA)

**CEQA No.:** ENV 2014-4684-MND

**Council No.:** 2

**Plan Area:** North Hollywood-Valley Village

**Zone:** [Q]C2-1, [Q]R3-1

**Applicant:** Universal Ventures, LLC

**Representative:** Margaret Taylor

**Staff Contact:** Undine Petrulis  
**Phone No.:** (818) 374-5060  
Undine.Petrulis@lacity.org

**PROJECT LOCATION:** 11439 Emelita Street (5838-5848 North Lankershim Boulevard, 11452-11470 West Califa Street, 11449-11463 West Emelita Street)

**REQUESTED ACTION:** The Zoning Administrator will consider:

1. Pursuant to Section 12.24-W,37 of the Los Angeles Municipal Code, a Conditional Use Permit to allow the demolition of an existing single-family dwelling and the construction of a public surface parking lot with 28 spaces in the R3 Zone; Pursuant to Section 12.27 of the Los Angeles Municipal Code, a Variance from Section 12.03 to permit vehicular access across a zone boundary to an accessory use in a more restrictive zone; Pursuant to Section 12.24-X,7 of the Los Angeles Municipal Code, a Zoning Administrator's Determination to permit the construction of a 6-foot fence in the front yard in lieu of 42 inches as permitted by Los Angeles Municipal Code Section 12.22-C,20(f)(2); and Pursuant to Section 12.28 of the Los Angeles Municipal Code, a Zoning Administrator Adjustment to permit parking on that portion of a lot in the R Zone which extends into the required front yard as otherwise not permitted under Los Angeles Municipal Code Section 12.21-A,6(a).

2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt 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 Los Angeles City Planning Department, Zoning Administration Section, 6262 Van Nuys Boulevard, Room 351, Van Nuys, CA 91401 (attention: Undine Petrulis).

**Review of File:** The file, including the application and the environmental assessment, are available for public inspection at this location between the hours of 7:30 a.m. to 4:30 p.m. Monday, Tuesday, Thursday and Friday, 9:00 a.m. to 4:30 p.m. Wednesday. Please call (818) 374-5074 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. Other services, such as translation between English and other languages, may also be provided upon request.

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.

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. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

*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.*