

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 By:** [Hearing Officer](#)  
**Date:** Tuesday, June 21, 2016  
**Time:** 10:00 a.m.  
**Place:** Marvin Braude San Fernando Valley  
Constituent Services Center  
6262 Van Nuys Boulevard, Room 1B  
Van Nuys, CA 91401

**Staff Contact:** Jordann Turner  
**Phone No.:** (213) 978-1365  
**E-Mail:** [Jordann.Turner@lacity.org](mailto:Jordann.Turner@lacity.org)

**Case No.:** CPC-2015-3905-DB-SPR  
**CEQA No.:** ENV-2015-3906-MND  
**Incidental Cases:** N/A  
**Related Cases:** N/A  
**Council No.:** 6  
**Plan Area:** Van Nuys-North Sherman  
Oaks  
**Specific Plan:** N/A  
**Certified NC:** Van Nuys  
**GPLU:** General Commercial  
**Zone:** C2-1VL  
**Applicant:** Fayz Holdings, LLC  
**Representative:** Matthew Hayden, three6ixty

**PROJECT LOCATION:** 7111-7133 N. Sepulveda Boulevard

**PROPOSED PROJECT:** The construction, use, and maintenance of a six-story, mixed-use building providing 180 residential units (including 15 very-low income units) and approximately 4,750 square-feet of ground floor commercial space with 327 on-site parking spaces in C2-1VL Zone.

**REQUESTED ACTION:** [The Hearing Officer will consider:](#)

- 1) Pursuant to Section 12.22-A,25 of the Los Angeles Municipal Code (L.A.M.C.), a 35% Density Bonus (with a set aside of 10%, 15 units, for Very Low Income households); a Density Bonus Parking Incentive (Parking Option 1) to allow 1 parking space for the 0-1 bedroom units and 2 parking spaces for the 2-3 bedroom units; and one (1) On-Menu Incentives and (2) Off-Menu Waivers as follows:
  - a. Pursuant to L.A.M.C Section 12.22 A.25 (f)(1), an On-Menu Incentive to permit a 20% decrease in the required rear yard to 15-feet in lieu of the required 18-feet;

- b. Pursuant to Section 12.22-A,25(g)(3), an Off-Menu Waiver to permit an increase in building height to six stories and a maximum 63-foot building height in lieu of the permitted three stories and 45-feet in the C2-1VL Zone; and,
  - c. Pursuant to Section 12.22-A,25(g)(3), an Off-Menu Waiver to a Floor Area Ratio (FAR) of 3.7:1 in lieu of the permitted FAR of 1.5:1 in the C2-1VL Zone.
- 2) Pursuant to Section 16.05 of the L.A.M.C., a Site Plan Review for a development project which creates or results in an increase of 50 or more guest rooms;
  - 3) Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (ENV-2015-3906-MND) for the above referenced project; and,
  - 4) Pursuant to Section 21081.6 of the California Public Resources Code and Section 15097 of the CEQA Guidelines, adopt the Mitigation Monitoring Program for ENV-2015-3906-MND.

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, Expedited Processing Section, [200 North Spring Street, Room 763, Los Angeles, CA 90012 \(attention: Jordann Turner\)](#) or e-mailed to [Jordann.Turner@lacity.org](mailto:Jordann.Turner@lacity.org).

**REVIEW OF FILE:** Case No. **CPC-2015-3905-DB-SPR**, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call Jordann Turner at (213) 978-1365 or e-mail to [Jordann.Turner@lacity.org](mailto:Jordann.Turner@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.*

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.*

**\*Puede obtener información en Español acerca de esta junta llamando al (213) 482-7071\***