

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, prior to a decision is rendered.

Hearing By: Deputy Advisory Agency
Date: Tuesday, June 28, 2016
Time: 10:30 a.m.
Place: Marvin Braude San Fernando Valley
Constituent Service Center
First Floor Conference Room
6262 Van Nuys Boulevard
Van Nuys, CA 91401

Staff Contact: Sarah Hounsell
Phone No. (818) 374-9917
and Email: sarah.hounsell@lacity.org

Case No.: VTT-73759-CN
CEQA No.: ENV-2015-4332-MND
Incidental Cases: DIR-2015-4331-DB-SPP
Related Cases: None
Council No.: 2
Plan Area: North Hollywood-Valley
Village
Specific Plan: Valley Village
Certified NC: Valley Village
GPLU: Low Medium II Residential
Zone: RD1.5-1
Applicant: Ilan Levy
Representative: Jerome Buckmelter; J.
Buckmelter Associates, Inc.

PROJECT LOCATION: 5022 West Whitsett Avenue

PROPOSED PROJECT: Construction of a new three-story residential building consisting of nine (9) proposed condominium units including one affordable unit (DIR-2015-4331-DB-SPP), and 18 parking spaces and within a subterranean parking garage in the Valley Village Specific Plan. The existing single-family dwelling to be demolished.

REQUESTED ACTION: The Deputy Advisory Agency will consider:

1. Pursuant to the Los Angeles Municipal Code Sections 17.15, Vesting Tentative Tract Map No. 73759-CN to permit the subdivision and construction of a three-story residential building consisting of nine condominium units with a total of 18 parking spaces on a 9,184 net square-foot (0.21 acres) site in the RD1.5-1 Zone.
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.

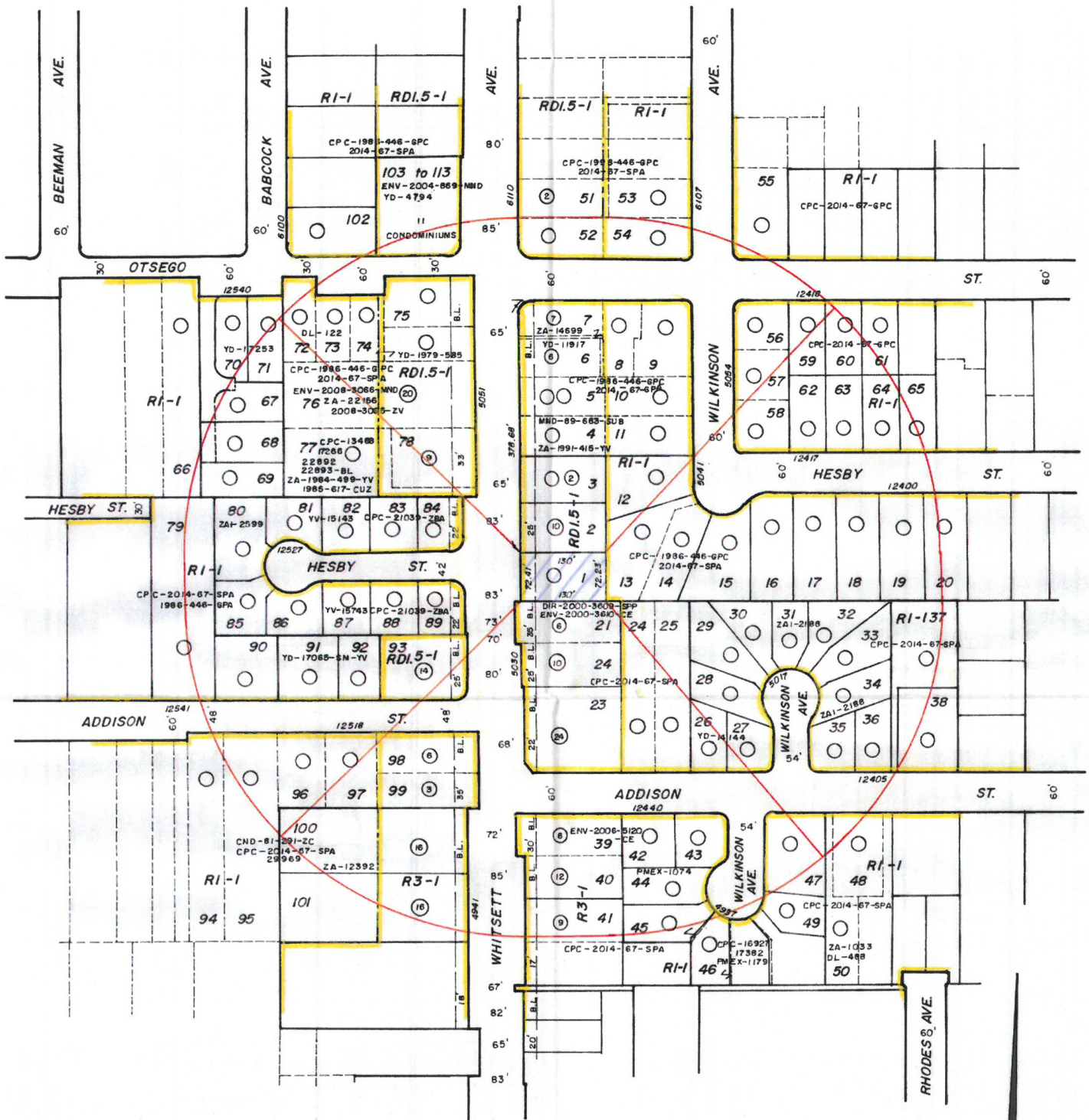
EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this 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 emailed to sarah.hounsell@lacity.org or mailed to the Marvin Braude San Fernando Valley Constituent Center, Los Angeles City Planning Department, 6262 Van Nuys Boulevard, Room 430, Los Angeles, CA 91401 (attention Sarah Hounsell).

REVIEW OF FILE: VTT-73759-CN, 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 7:30 a.m. and 4:30 p.m., Monday through Friday. Please call Sarah Hounsell at (818) 374-9917 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 written request submitted a minimum of 7 working 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 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.



VESTING TENTATIVE TRACT NO. 73759 PROJECT PERMIT COMPLIANCE/DENSITY BONUS

CASE NO.
DATE SEPT. 8, 2015
D.M. 171B161, 171B165
168B161, 168B165
SCALE 1"=100'
USES FIELD

LEGAL: LOT 20, TRACT NO. 11714 M.B. 214-21/22
T.B. PAGE 562 GRID F-3
C.D. 2 C.T. 1240.00 P.A. 213 NHL

JEROME BUCKMELTER ASSOC., INC.
23534 AETNA ST.
WOODLAND HILLS, CA 91367
(818) 340-8386

VTT-73759