

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: Deputy Advisory Agency
Date: July 19, 2016
Time: 9:30 a.m.
Place: Marvin Braude San Fernando Valley
Constituent Services Center
6262 Van Nuys Boulevard, Room 1B
Van Nuys, CA 91401

Staff Contact: May Sirinopwongsagon
Phone No.: (213) 978-1372
Email: May.Sirinopwongsagon@lacity.org

Case No.: VTT-63625-M7
CEQA No.: Addendum to ENV-2002-1230-
EIR SCH#2002051125
(Reference
No. ENV-2014-2635-MND)

Incidental Cases: N/A
Related Cases: VTT-63625; VTT-63625-M1;
VTT-63625-M2 ; VTT-63625-
M3; VTT-63625-M4; VTT-
63625-M5; ZA-2005-7584-ZV-
SPR; ZA-2005-7584-ZV-SPR-
PA1; ZA-2005-7584-ZV-SPR-
PA2; ZA-2014-2634-ZAA

Council No.: 12
Plan Area: Chatsworth – Porter Ranch
Specific Plan: N/A
Certified NC: Northridge West
GPLU: Community Commercial
Zones: [T][Q]C2-1

Applicant: Elizabeth Cobb – Shae
Properties

Representative: Tom Stemnock – Planning
Associates, Inc

PROJECT LOCATION: 19601 West Nordhoff Street (Previously 19501 West Nordhoff Street)

PROPOSED PROJECT: Modification of recorded Tract Map No. 63625 in conjunction with the construction of a previously approved mixed-use development with a maximum of 582 residential dwelling units, 21,591 square feet of commercial space, and the construction of two proposed permanent model dwelling units on Lots 1 and 2.

REQUESTED ACTION: The Deputy Advisory Agency:

1. Pursuant to the Los Angeles Municipal Code Section (LAMC) 17.14, a Modification to recorded

Tract Map No. 63625 to:

- a. Modify Condition No. 15.a and 19 to permit a maximum of 582 residential dwelling units and 23,591 square feet of commercial space in lieu of a maximum of 582 residential dwelling units 21,591 square feet of commercial space on Lots 2-4;
 - b. Modify Condition 15.b to permit a parking ratio of 1.8 spaces per apartment dwelling units in lieu of 2.17 spaces per apartment dwelling unit; AND
2. Find under the California Public Resources Code Section 21166 and the State's Environmental Quality Act (CEQA) Guidelines Section 15162, on the basis of substantial evidence contained in the whole record, that since certification of EIR No. ENV-2002-1230-EIR, as updated by addendum dated October 6, 2014, there have been no changes to the project, changes with respect to the circumstances under which the project is being undertaken, or new information of substantial importance concerning the project, which cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and therefore no additional environmental review is required for the 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, Expedited Processing Section, 200 N. Spring Street, Room 763, Los Angeles, CA 90012 (attention: May Sirinopwongsagon).

REVIEW OF FILE: Case file VTT-63625-M7, including the applications and 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 May Sirinopwongsagon at (213) 978-1372 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*