

CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF CITY PLANNING

**NOTICE OF LIMITED 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:** Hearing Officer  
**Date:** Friday, September 16, 2016  
**Time:** 1:00 P.M.  
**Place:** Marvin Braude Constituent Service  
Center - First Floor Hearing Room  
6262 Van Nuys Boulevard  
Van Nuys, CA 91401

**Staff Contact:** Peggy Malone-Brown  
**Phone No.:** (818) 374-5036  
**E-Mail:** Peggy.Malone-Brown@lacity.org

**Case No.:** APCSV-2016-120-ZC-  
SPPA-SPP  
**Related Case No.** VTT-74024-SL  
**CEQA No.:** ENV-2016-121-MND  
**Council No.:** 2  
**Plan Area:** North Hollywood-Valley  
Village  
**Specific Plan:** Valley Village  
**Certified NC:** Valley Village  
**GPLU:** Neighborhood Commercial  
**Zone:** [Q]C2-1VL  
(T)(Q)RAS3-1VL.  
(Proposed)  
**Owner/Applicant:** Peterberg Companies  
(818) 927-4256  
**Representative:** Nathan Cohen  
(818) 927-4256

**PROJECT  
LOCATION:** 5137-5149½ N. Colfax Avenue

**PROPOSED  
PROJECT:**

A public hearing was previously held on May 24, 2016 for the proposed project, 12 single family home lots with 28 parking spaces, including 4 guest spaces, and three story dwellings in a Small Lot Subdivision. Following this public hearing, the Owner/Applicant added a request for a Specific Plan Adjustment to permit an increase in height of 2.79 inches, and a maximum building height of 32 feet, 9 3/8 inches, to allow for the roof deck guard railing, in lieu of the 30-foot maximum height permitted by the Specific Plan. Testimony at this Limited Public Hearing

will be received only to address the Owner/Applicant's additional request for a Specific Plan Adjustment.

**REQUESTED  
ACTIONS:**

The Hearing Officer will consider:

1. Pursuant to Section 11.5.7.E. of the Los Angeles Municipal Code, a Specific Plan Adjustment to permit a maximum building height of 32 feet, 9 3/8 inches (a 9.79 percent increase), in lieu of the 30-foot maximum height permitted by the Specific Plan.
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (ENV-2016-121-MND) and corresponding Mitigation Monitoring Program (MMP) for the above referenced project;
3. Pursuant to Section 21082.1 of the California Public Resources Code, adopt the Mitigated Negative Declaration (ENV-2016-121-MND) and corresponding Mitigation Monitoring Program (MMP) for the above referenced project.

Requested Actions Previously Considered at the May 24, 2016 Public Hearing:

1. Pursuant to Section 17.00 of the Los Angeles Municipal Code consideration of a Vesting Tentative Tract Map;
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (ENV-2016-121-MND) and corresponding Mitigation Monitoring Program (MMP) for the above referenced project;
3. Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a Zone Change from [Q]C2-1VL to (T)(Q)RAS3-1VL;
4. Pursuant to Section 11.5.7.C of the LAMC, a Project Permit Compliance approval for consistency with the Valley Village Specific Plan;
5. Pursuant to Section 21082.1 of the California Public Resources Code, adopt the Mitigated Negative Declaration (ENV-2016-121-MND) and corresponding Mitigation Monitoring Program (MMP) for the above referenced project.

The purpose of this Limited Public Hearing is to obtain testimony from affected and/or interested persons regarding the added request for a Specific Plan Adjustment. 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: Peggy Malone-Brown).

**REVIEW OF FILES:** APCSV-2016-120-ZC-SPPA-SPP, 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 Peggy Malone-Brown at (818) 374-5036 or e-mail [Peggy.Malone-Brown@lacity.city.org](mailto:Peggy.Malone-Brown@lacity.city.org) at 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 written request submitted a minimum of 7 working days in advance to: [per.planning@lacity.org](mailto: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](mailto: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.*

