

CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF CITY PLANNING

**NOTICE OF JOINT PUBLIC HEARING**

**TO OWNERS/OCCUPANTS WITHIN A 500-FOOT RADIUS AND INTERESTED PARTIES**

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, or you have requested such notice be provided to you. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

<b>Hearing By:</b>	Advisory Agency / Hearing Officer	<b>Case No.:</b>	VTT-73427; CPC-2004-7308-ZC-ZAD-K
<b>Date:</b>	<b>Tuesday, September 20, 2016</b>	<b>CEQA No.:</b>	ENV-2014-3995-EIR (Sch. No. 2015021057)
<b>Time:</b>	<b>9:30 a.m.</b>	<b>Council No.:</b>	12 - Englander
<b>Place:</b>	Marvin Braude Building First Floor Conference Room 6262 Van Nuys Boulevard Van Nuys, CA 91401	<b>Plan Area:</b>	Chatsworth – Porter Ranch
		<b>Specific Plan:</b>	Valley Circle Boulevard – Plummer Street Scenic Corridor Chatsworth
<b>Staff Contact:</b>	Milena Zasadzien	<b>Certified NC:</b>	Very Low I Residential and Minimum Residential
<b>Phone:</b>	(818) 374-5054	<b>Land Use:</b>	Existing: A1-1
<b>Email:</b>	milena.zasadzien@lacity.org	<b>Zone:</b>	Proposed: (T)(Q)RE40-1-H-K and (T)(Q)RE20-1-H-K
		<b>Applicant:</b>	Andora Properties I, LLC
		<b>Representative:</b>	Rosenheim & Associates, Inc.

**PROJECT LOCATION:** 9503 N. Andora Place, Chatsworth

**PROPOSED PROJECT:** *Original Proposal:*  
A 44-lot subdivision (42 residential lots and 2 open space lots) on an approximately 91-acre undeveloped site, located on the westerly terminus of Andora Avenue. The site would be developed with 42 single-family residences and associated public streets, with approximately 53.3 acres (or roughly 59 percent of the total project site) proposed as an open space conservation easement.

*Recommended Project (Alternative 3 – Reduced Density Project):*  
The Project involves a 35-lot subdivision (33 residential lots and 2 open space lots) on an approximately 91-acre undeveloped site, located on the westerly terminus of Andora Avenue. The site would be developed with 33 single-family residences and associated public streets, with approximately 63.1 acres (or roughly 69 percent of the total project site) proposed as an open space conservation easement.

**REQUESTED ACTION(S):** **The Advisory Agency will consider:**  
ENV-2014-3995-EIR

1. Pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, Certification of the **Final Environmental Impact Report**, adoption of the proposed **Mitigation Monitoring Program** and required findings for the certification of the EIR, and adoption of a **Statement of Overriding Considerations** setting forth the reasons and benefits for certifying the EIR with full knowledge that significant impacts may remain; and

VTT-73427

2. Pursuant to Sections 17.15 of the Municipal Code, a **Vesting Tentative Tract Map** for the merger and resubdivision of an approximately 91-acre site into 35 separate lots for a development consisting of 33 single-family equine-keeping residential lots and 2 open space lots, and a Haul Route for the import of 3,700 cubic yards of material.

**The Hearing Officer and City Planning Commission will consider:**

ENV-2014-3995-EIR

1. Pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, Certification of the **Final Environmental Impact Report**, adoption of the proposed **Mitigation Monitoring Program** and required findings for the certification of the EIR, and adoption of a **Statement of Overriding Considerations** setting forth the reasons and benefits for certifying the EIR with full knowledge that significant impacts may remain; and

CPC-2004-7308-ZC-ZAD-K

2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from A1-1 (Agricultural Zone) to (T)(Q)RE20-1-H-K and (T)(Q)RE40-1-H-K (Residential Estate Zones and Hillside Area);
3. Pursuant to Section 13.05 of the Municipal Code, a **Equinekeeping District** to establish standards for the keeping and maintenance of equines within the project site; and,
4. Pursuant to Section 12.24.X,26 of the Municipal Code, a **Zoning Administrator's Determination** to allow wall heights of up to 13 feet and to allow four retaining walls on one lot, exceeding the standards for maximum retaining wall heights and maximum number of walls per lot in Section 12.21-C.8(a).
5. Pursuant to Section 12.24.X,7 of the Municipal Code, a **Zoning Administrator's Determination** to allow wall heights of up to 13 feet in lieu of the maximum 6 feet established under the side and rear yard fence standards in Section 12.22-C.20(f).

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 Advisory Agency and Hearing Officer 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.

At the Hearing, the Advisory Agency may make a decision on the Vesting Tentative Tract Map component of the project or may place the Tract Map under advisement. After the hearing, the Hearing Officer will prepare a report, including a recommendation, on the Zone Change, Supplemental Use District, and Determination components of the project, which will be considered by the decision maker, the City Planning Commission, at a *tentative* date of **October 27, 2016**. The *tentative date* of October 27, 2016 may change and if you would like to be notified of the project's consideration before the City Planning Commission, please contact the staff planner

(Milena Zasadzien) to receive a copy of the recommendation report, which is released approximately one week prior to the scheduled City Planning Commission meeting.

**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 case will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be emailed to milena.zasadzien@lacity.org or mailed to:

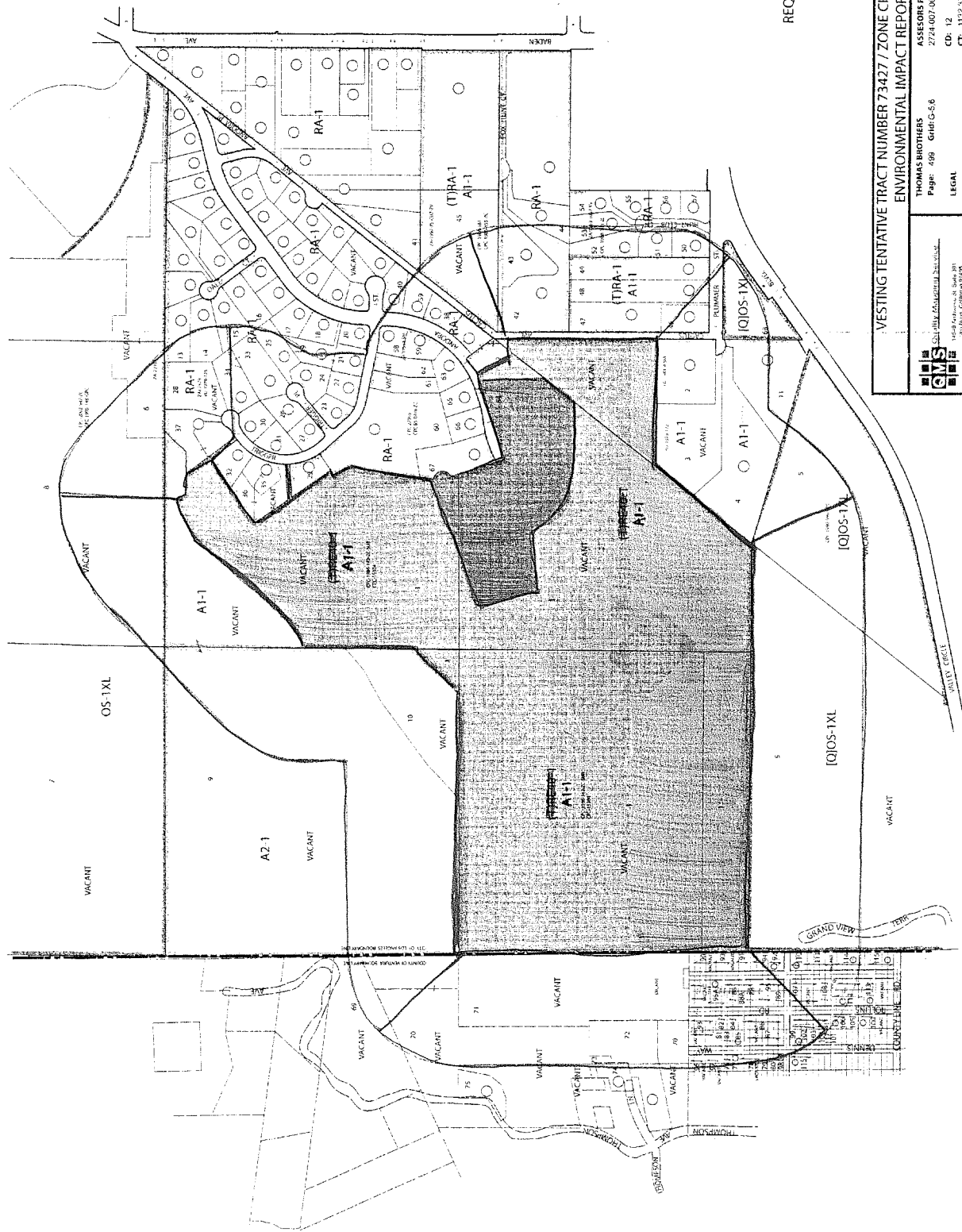
Department of City Planning  
Major Projects Section  
Attn: Milena Zasadzien  
6262 Van Nuys Blvd, Room 351  
Van Nuys, CA 91401

**REVIEW OF FILE:** The complete file, including the Final Environmental Impact Report is available for public inspection in the Department of City Planning, Room 351, 6262 Van Nuys Blvd, CA between the hours of 9 am and 4 pm, Monday through Friday. Cases will not be available for inspection on the day of the hearing. For further information, please call Milena Zasadzien at (818) 374-5054.

**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.*

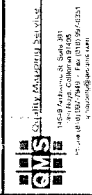
Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

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.*



REQUEST: A1-1 TO RE40-1-H-K  
A1-1 TO RE20-1-H-K

VESTING TENTATIVE TRACT NUMBER 73427 / ZONE CHANGE / PROJECT PERMIT COMPLIANCE / ENVIRONMENTAL IMPACT REPORT / GRADING PERMIT



THOMAS BROTHERS  
Page: 498 6th-G-5.8  
LEGAL  
"SEE APPLICATIONS"  
ASSESSORS PARCEL NUMBER  
2724-007-004  
CD: 13  
CT: 132.37  
PA: 221 CHATSWORTH  
USPS: FIELD  
DATE: 11/11/2011  
DRAWN: J. L. BROWN  
SHEET: 11/11/2011  
SCALE: 1"=200'  
D.M.: 2018033 2018037  
2018033 1803037

CONTACT: ROSENHEIM & ASSOCIATES PHONE: 318-718-2659

DP: CHENY

SET AL: 04/04