

CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF CITY PLANNING

**NOTICE OF CONCURRENT 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 or present testimony regarding the project.

**Hearing By:** Deputy Advisory Agency/Hearing Officer

**Date:** September, 27, 2016

**Time:** Not Before 11:00 A.M.\*

**Place:** Marvin Braude San Fernando Valley  
Constituent Service Center  
6262 Van Nuys Boulevard, Room 1B  
Van Nuys, CA 91401

**Staff Contact:** Adam Villani  
**Phone No.:** (818) 374-5067  
**E-mail:** [adam.villani@lacity.org](mailto:adam.villani@lacity.org)

**Case No.:** VTT-74170  
CPC-2015-3686-ZC-HD-DB-  
SPP-SPR  
**CEQA No.:** ENV-2015-1853-EIR

**Related Cases:** None  
**Council No.:** 3 – Bob Blumenfield  
**Plan Area:** Canoga Park-Winnetka-  
Woodland Hills-West Hills  
**Specific Plan:** Ventura/Cahuenga  
Boulevard Corridor  
**GPLU:** Community Commercial  
**Zone:** [Q]CR-1VLD, P-1VLD,  
R1-1VL

**Applicant:** AMCAL Equities, LLC  
(Darin Hansen)  
**Representative:** QES, INC.LLP  
(Eric Lieberman)

**PROJECT LOCATION:** 22055-22147 W. Clarendon Street, Los Angeles, CA 91367, within the Ventura/Cahuenga Boulevard Corridor Specific Plan (See attached map).

**PROPOSED PROJECT:** The proposed demolition of an existing post office and office building consisting of 385,976 square feet, for the construction a multi-family housing project consisting of a five-story residential building with 335 residential units, of which 17 units (5 percent) would be set-aside for Very Low Income Households, utilizing Parking Option 1, and a six level parking structure providing 564 parking spaces and 369 bicycle stalls. The Project would further include a club house and leasing office.

**REQUESTED  
ACTION:**

**The Deputy Advisory Agency will consider:**

**VTT-74170 and ENV-2015-1853-EIR**

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, **Certification** an Environmental Impact Report (EIR) for the above-referenced project. **Adoption** of the proposed Mitigation Monitoring Program and the required Findings for the certification of the EIR; and
2. Pursuant to Section 17.06 of the Los Angeles Municipal Code, Vesting Tentative Tract No. 74170 for a reversion to acreage of 14 lots to 1 lot on approximately 4.22 net acres. An associated haul route approval is also requested.

**The Hearing Officer will take testimony on:**

**CPC-2015-3686-ZC-HD-DB-SPP-SPR and ENV-2015-1853-EIR**

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, **Certification** an Environmental Impact Report (EIR) for the above-referenced project. **Adoption** of the proposed Mitigation Monitoring Program and the required Findings for the certification of the EIR;
2. Pursuant to the LAMC Section 12.32, a **Zone Change** and **Height District Change** from [Q]CR-1VLD (Limited Commercial Zone), P-1VLD (Parking Zone) and R1-1VL (One-Family Zone) to (T)(Q) RAS4-1L (Residential/Accessory Services);
3. Pursuant to the Los Angeles Municipal Code Section 12.22-A,25(g)(3), the following **Waivers of Development Standards (Off-Menu Affordable Housing Incentives)** pursuant to providing 17 units of Very Low Affordable Housing), as follows:
  - a. To allow a building height of 56 feet in lieu of the 45-foot height limitation of the Ventura-Cahuenga Boulevard Corridor Specific Plan Section 7.E.1.e.;
  - b. To allow a floor area ratio of 2.0:1 in lieu of the 1.25:1 floor area limitation of the Ventura-Cahuenga Boulevard Corridor Specific Plan Section 6.B.a.;
4. Pursuant to LAMC Section 11.5.7, a **Project Permit Compliance** Review for the Ventura-Cahuenga Boulevard Corridor Specific Plan; and
5. Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** for a residential development project greater than 50 units.

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 Deputy 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. The Advisory Agency may act on the Vesting Tentative Tract during the hearing, or may take the tract map under advisement and render a decision at a time thereafter. After the hearing, the Hearing Officer will prepare a report, including a recommendation, which will be considered by the City Planning Commission at a later date.



**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.

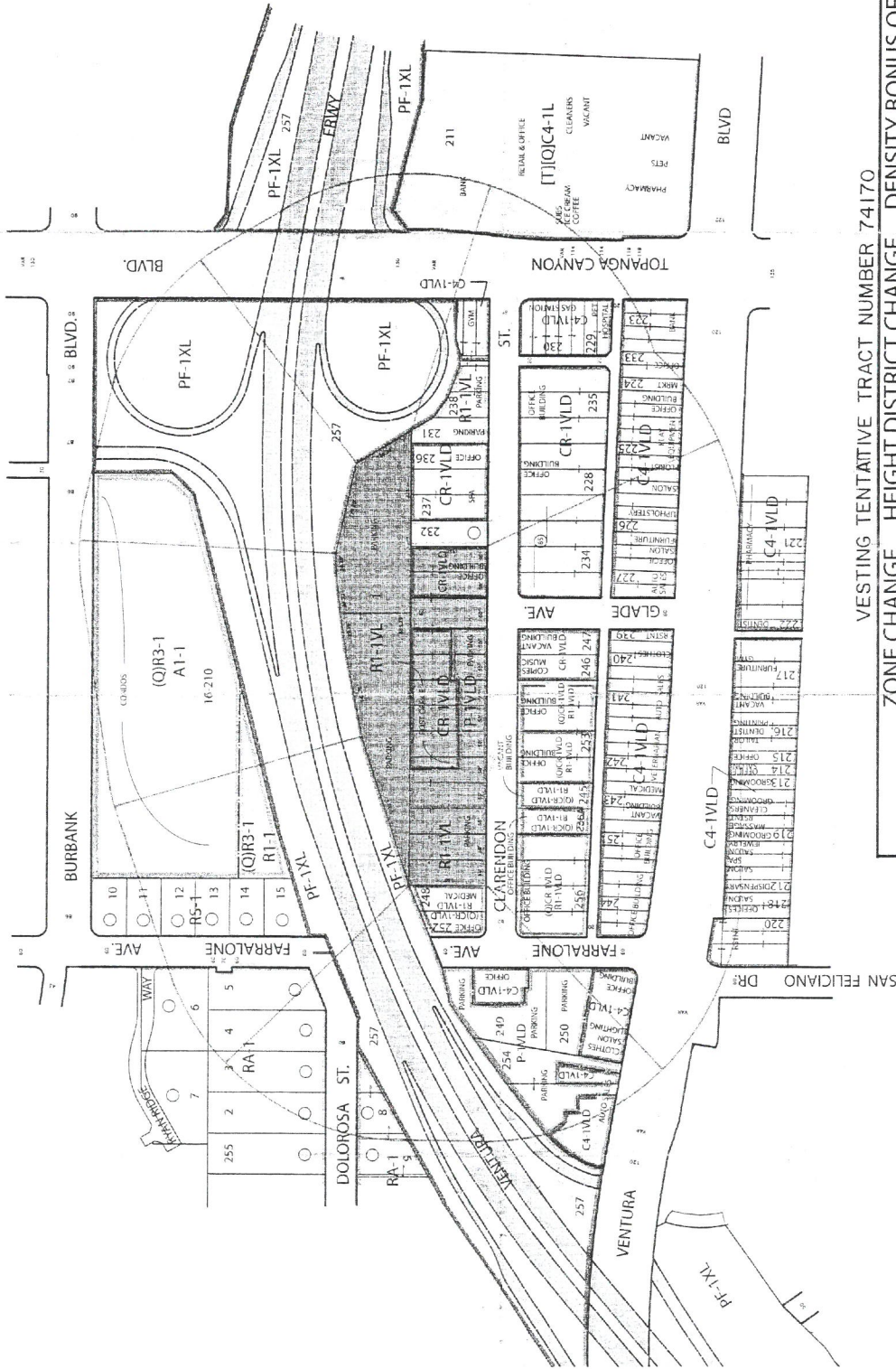
**\*ADVICE TO PUBLIC:** The exact time this case will be considered during the meeting is uncertain since there may be several other items on agenda.

**WRITTEN COMMUNICATION:** Written communications may be mailed to: Attention: Adam Villani, Hearing Officer, Los Angeles Department of City Planning; Marvin Braude San Fernando Valley Constituent Center; 6262 N. Van Nuys Boulevard, Suite 351; Los Angeles, CA 91401 (or email at [adam.villani@lacity.org](mailto:adam.villani@lacity.org)).

**REVIEW OF FILE:** The complete file, CPC-2015-3686-ZC-HD-DB-SPP-SPR, VTT-74170, ENV-2015-3686-EIR, including the application and the environmental documents, are available for public inspection at the Department of City Planning, Marvin Braude San Fernando Valley Constituent Center; 6262 N. Van Nuys Boulevard, Suite 351; Los Angeles, CA 91401, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Please call the staff person indicated on the first page of this notice several days in advance to assure that the file will be available. **The files are not available for review on 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 seven (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 to, 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 de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide por escrito con un mínimo de siete (7) días en avanzado, por correo electrónico a: [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 document que necesita ser traducido, como un adjunto al correo electrónico.



VTI-74170  
VTI-74170

VESTING TENTATIVE TRACT NUMBER 74170

**ZONE CHANGE HEIGHT DISTRICT CHANGE DENSITY BONUS OFF-MENU  
SITE PLAN REVIEW PROJECT PERMIT COMPLIANCE**

REQUEST: CR-1VLD, P-1VLD & R1-1VL TO (T)(Q) RAS4-1L

**QMS** Quality Mapping Service  
14548 Actwood St. Suite 301  
Van Nuys, California 91410  
Phone: (818) 997-8033  
qmsinfo@qms.com

THOMAS BROTHERS  
Page: 560 Grid: A-2  
LECAL  
LOT: 89-100  
& VAC STREET  
TRACT: TRACT 1000  
M.B. 19.1-34  
"SEE APPLICATIONS"

ASSESORS PARCEL NUMBER  
2169-026-110  
CD: 3  
CT: 1374.01  
PA: 220-CANOGA PARK-W NNETKA  
WOODLAND HILL-WEST HILLS  
D.M.: 174B101.171B101  
USFS: FIELD

SITE ADDRESS  
22051-22147 CLARENDON ST.  
CASE NO: CFC 2015-3686  
SCALE: 1"=100'

DATE: 09-25-15  
APPROVED: 09-24-15  
DESIGNED: 08-18-15

PHONE: 818-997-8033

CONTACT: QES INC.

NET AC. 4.18

DATE: 09-25-15

APPROVED: 09-24-15

DESIGNED: 08-18-15

DATE: 09-25-15

APPROVED: 09-24-15

DESIGNED: 08-18-15

DATE: 09-25-15

APPROVED: 09-24-15

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