

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: Hearing Officer
Date: Tuesday, September 6, 2016
Time: 10:30 A.M.
Place: Marvin Braude San Fernando Valley
Constituent Services Center
6262 Van Nuys Boulevard, First Floor
Conference Room
Van Nuys, CA 91401

Staff Contact: Jenna Monterrosa
Phone No.: (213) 978-1377
Jenna.monterrosa@lacity.org

Case No.: CPC-2015-2369-CU-F
CEQA No.: ENV-2015-2370-MND
Incidental Cases: N/A
Related Cases: N/A
Council No.: 4 – Ryu
Plan Area: Van Nuys-North Sherman
Oaks
Specific Plan: N/A
Certified NC: Sherman Oaks
GPLU: Low Medium II Residential
Zone: [Q]RD2-1

Applicant: Barbara Firestone,
New School of Child
Development
Representative: Lee Ambers, California
Property Consultants

PROJECT LOCATION: 13042 W. Burbank Boulevard
(13030, 13032, 13032 ½, 13034, 13042, 13044 W. Burbank Boulevard)

PROPOSED PROJECT: The project involves a change of use from an existing one story house of worship building to a special needs school, serving students from kindergarten level to age 25, and involving the new construction of a one-story building containing four classrooms. The proposed project will provide a total of 11 classrooms to accommodate up to 130 students, provide a student pick-up and drop-off area, covered lunch area, a playground area, and security kiosk. A total of 23 required parking spaces will be provided off-site.

REQUESTED ACTION: The Hearing Officer will Consider:

1. Pursuant to Section 12.24-U,24 of the Los Angeles Municipal Code, to establish an educational institution in the [Q] RD2-1 Zone;

2. Pursuant Section 12.24-X,7, of the Los Angeles Municipal Code, for relief from Section 12.21.C.1(g), for the following:
 - a. To permit a 7-foot over-in-height fence along the front property line and within the required building line setback (Ordinance No. 98,521); and
 - b. To permit an 8-foot high solid block wall along the two side and rear property lines;
3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the Commission will consider adopting the Mitigated Negative Declaration, (ENV-2015-2370-MND) for the subject use; and
4. Pursuant to Section 21081.6 of the California Public Resources Code, the Commission will consider adopting the Mitigation Monitoring Program for ENV-2015-2370-MND.

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. After the hearing, the Hearing Officer will prepare a report, including 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 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: Jenna Monterrosa).

REVIEW OF FILE: CPC-2015-2369-CU-F, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call Jenna Monterrosa at (213) 978-1377 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 or 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