

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 live 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 for the
North Valley Area Planning Commission

Date: **Monday, October 17, 2016**
Time: **9:30 a.m.**
Place: Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Boulevard
First Floor Conference Room

Hearing Officer: **Thomas Glick**
Phone No.: **(818) 374-5062**
E-mail: tom.glick@lacity.org

Case No.: **APCNV-2014-2538-ZC-ZV-BL-ZAA**
CEQA No.: ENV-2014-2539-ND
Related Cases: None
Council No.: 7 – Fuentes
Plan Area: Sunland-Tujunga-Lake View
Terrace-Shadow Hills-East
La Tuna Canyon
Specific Plan: Foothill Boulevard Corridor
Certified NC: Sunland-Tujunga
GPLU: Low Medium II Residential
Zone: RD2-1
Applicant: 10255 Tujunga Canyon Bl.,
LLC
Attn.: Victor Hairapetian
Representative: Rosenheim and Associates
Attn.: Christopher Murray

PROJECT LOCATION: **10251 N. Tujunga Canyon Boulevard**, legally described as Fraction of Lot 24 of Los Terrenitos Tract (**see attached map**).

PROPOSED PROJECT: The continued use and maintenance of an existing one- and two-story apartment complex providing fifteen (15) residential units within 3 existing buildings on approximately a 0.43 acre site. No new construction and/or additional floor area is proposed.

REQUESTED ACTION(S):

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (**ENV-2014-2539-ND**) for the above referenced Project.
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a **Zone Change** from RD2-1 Zone to RD1.5-1 Zone.
3. Pursuant to Section 12.27 of the LAMC, a **Zone Variance** for a six (6) percent reduction in the area per dwelling unit requirement (or an approximately 89 percent reduction in the area requirement for the 15th unit) in the requested RD1.5 Zone, as otherwise required by LAMC Section 12.09.1-B.4.

4. Pursuant to Section 12.28 of the LAMC, a **Zoning Administrator's Adjustment** to permit a reduced and variable depth front yard (approximately 1-foot-11 inches to 11 feet) in lieu of the required minimum front yard of 15 feet, as otherwise required by LAMC Section 12.09.1-B.1.
5. Pursuant to Section 12.32-R of the LAMC, a **Building Line Removal** to remove the existing 12-foot building line along the project's 73.84-foot frontage along Tujunga Boulevard as established by Ordinance No. 113,740.

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 a recommendation, which will be considered by the City Planning Commission, tentatively scheduled for Thursday, December 1, 2016.

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. The written communications may be mailed to the Los Angeles Department of City Planning; c/o **APCNV-2015-2385-ZC**; Marvin Braude San Fernando Valley Constituent Center; 6262 North Van Nuys Boulevard, Suite 430; Van Nuys CA 91401 (Attention: **Thomas Glick, Hearing Officer**).

REVIEW OF FILE: **APCNV-2015-2385-ZC**, including the application and the environmental case (**ENV-2014-2386-ND**), are available for public inspection at the Department of City Planning, Marvin Braude San Fernando Valley Constituent Center; 6262 North Van Nuys Boulevard, Suite 430; Van Nuys CA 91401, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Please call the Hearing Officer indicated at the top 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 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.*