

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: Advisory Agency / Hearing Officer
Date: Tuesday, September 20, 2016
Time: 11:30 a.m.
Place: Marvin Braude San Fernando Valley
Constituent Services Center
6262 Van Nuys Boulevard, Room 1B
Van Nuys, CA 91401

Staff Contact: May Sirinopwongsagon
Phone No.: (213) 978-1372
E-mail: May. Sirinopwongsagon@lacity.org

Case No.: VTT-73641-SL;
CPC-2015-3383-ZC-CU-ZAD-
SPR
CEQA No.: ENV-2015-3384-MND
Incidental Cases: N/A
Related Cases: N/A
Council No.: 12
Plan Area: Northridge
Specific Plan: N/A
Certified NC: Northridge South
GPLU: General Commercial
Existing Zone: C2-1VL and P-1VL
Proposed Zone: C2-1VL

Applicant: Marc Annotti, Harridge
Development Group, LLC
Representative: Kyndra Casper / Jerry
Neuman, Liner LLP

PROJECT LOCATION: 8350 – 8430 North Reseda Boulevard (8421-8429 North Canby Avenue)

PROPOSED PROJECT: The demolition of existing structures and the construction, use, and maintenance of two mixed-used buildings with a total of 10,300 square feet of ground floor commercial space and 79 residential dwelling units and 61 small lot homes. The two mixed-use buildings will consists of one subterranean level and four stories above grade and will have an approximate height of 45 feet. The small lot homes will be three stories, with an approximate height of 37 feet. The project will provide approximately 175 automobile parking spaces for the two mixed-use buildings and 122 automobile parking spaces for the small lot homes.

REQUESTED ACTION: The Deputy Advisory Agency will Consider:
1. Pursuant to Section 17.03, 17.15, and 12.22-C,27 of the Los Angeles Municipal Code, Vesting Tentative Tract Map No. 73641-SL to permit the merger and resubdivision of four (4) lots into 62 lots consisting of a 61 small lot subdivision pursuant to Ordinance No. 176,354 for the construction

of 61 small lot homes with a total of 122 parking spaces and 1-lot with a maximum of 79 residential dwelling units and 10,300 square feet of commercial area on a 143,552 square foot lot in the proposed C2-1VL Zone.

The Hearing Officer will Consider:

2. Pursuant to LAMC Section 12.32-F, a Zone Change from C2-1VL and P-1VL to C2-1VL;
3. Pursuant to LAMC Section 12.24-W, 19, a Conditional Use to permit the averaging of floor area and residential density transfer within a unified development and pursuant to 12.24-F:
 - a. to permit a maximum of four-stories in lieu three-stories within Height District 1-VL for a mixed-use building;
4. Pursuant to LAMC Section 12.24-X, 22, a Zoning Administrator's Determination to allow buildings with a maximum height of 37 feet in lieu of the permitted 25 and 33 feet for buildings located between 0 to 99 feet of an R1 Zone;
5. Pursuant to LAMC Section 16.05, Site Plan Review for a project that creates 50 or more dwelling units;
6. Pursuant to Section 21082.1(c)(3) of the California Public resources Code, adopt the Mitigated Negative Declaration (ENV-2015-3384-MND) for the above referenced project; and
7. Pursuant to Sections 21081.6 and 15097, the adoption of a Mitigation Monitoring Program for ENV-2015-3384-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: May Sirinopwongsagon)

REVIEW OF FILE: [VTT-73641-SL](#) and [CPC-2015-3383-ZC-CU-SPR](#), including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call May Sirinopwongsagon at [\(213\) 978-1372](#) 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 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.*

Puede obtener información en Español acerca de esta junta llamando al (213)482-7082