CITY OF LOS ANGELES
CALIFORNIA

DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING

TO PROPERTY OWNERS AND OCCUPANTS WITHIN A 500-FOOT RADIUS

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: Office of Zoning Administration

Date: Friday, December 9, 2016

Time: 9:30 a.m.

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

Staff Contact: William Hughen
Phone No.: (818) 374-5049
E-mail: William.hughen@lacity.org

Case No.: ZA-2016-801-ZV
CEQA No.: ENV 2016-802-CE
Council No.: 3
Plan Area: Canoga Park – Winnetka – Woodland Hills – West Hills
Zone: MR1-1VL

Applicant: Seyran Ovsepyan

Representative: Al Pratt

PROJECT LOCATION: 7237 North Eton Avenue

REQUESTED ACTION: The Zoning Administrator will consider:

1. Pursuant to Section 12.27-B of the Los Angeles Municipal Code (LAMC), a **Zone Variance** to permit the continued use, operation, and maintenance of an automotive repair facility within 300 feet of a residential zone in lieu of the 300 foot limitation placed on automotive repair facilities established in LAMC Section 12.17.5-B.

2. Pursuant to Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment and which shall therefore be exempt from the provisions of the California Environmental Quality Act (CEQA).

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.

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 Department of City Planning; Marvin Braude San Fernando Valley Constituent Center; 6262 N. Van Nuys Boulevard, Suite 430; Van Nuys CA 91401 (**Attention: William Hughen**).

REVIEW OF FILE: The case file including the application and the environmental assessment are available for public inspection at the Department of City Planning, Marvin Braude San Fernando Valley Constituent Center; 6262 N. 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, Communication Access Real-Time Transcription (CART), 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 auxiliaries 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, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact: (Division, phone number – voice and TTY). *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.*