CITY OF LOS ANGELES
CALIFORNIA

DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING

TO PROPERTY OWNERS ABBUTING THE DEVELOPMENT SITE

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, January 27, 2017

Time: 10:00 a.m.

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

Staff Contact: Sarah Hounsell
Phone No.: (818) 374-9917
E-mail: sarah.hounsell@lacity.org

Case No.: ZA-2014-3395-ZAD
CEQA No.: ENV-2014-3392-MND-REC1

Council No.: 2
Plan Area: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass

Zone: RE15-1-H

Applicant & Representative: Andrew Sussman

PROJECT LOCATION: 3594 and 3604 North Woodhill Canyon Road

REQUESTED ACTION: The Zoning Administrator will consider:

1. Pursuant to the provisions of Section 12.24-X,28 of the Los Angeles Municipal Code, a Zoning Administrator's Determination to permit 1) a deviation from Section 12.21-C,10(i)(2) of the Los Angeles Municipal Code to allow roadway widening to a width of less than 20 feet as required by the Code for a substandard hillside street, and 2) relief from providing a 20-foot wide continuous paved roadway width from the driveway apron to the boundary of the hillside area required by Section 12.21-C,10(i)(3), all in conjunction with a subdivision producing five lots.

2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration ENV 2014-3392-MND-REC for the above referenced project; and

3. Pursuant to Sections 21081.6 and 15097, the adoption of a Mitigation Monitoring Program for ENV-2015-3392-MND-REC.

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: Sarah Hounsell**).

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 Staff Contact 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 Personnel Services via email at per.planning@lacity.org. *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.*