

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 appeal, 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 appeal.

Hearing: Office of Zoning Administration

Case No.: DIR-2016-3289-BSA

Date: Friday, January 20, 2017

Council District: 6

Community Plan Area: Van Nuys-North
Sherman Oaks

Time: 10:00 a.m.

Zone: R1-1-RIO

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

Appellant: Michelle and Ken Kiers, Cindy and
Tim Priemesberger

Staff Contact: Undine Petrulis
Phone No.: (818) 374-5060
Undine.Petrulis@lacity.org

PROJECT LOCATION: 6651 Noble Avenue

REQUESTED ACTION: The Zoning Administrator will consider:

Pursuant to Section 12.26 K of the Los Angeles Municipal Code, a Director of Planning Determination as to whether the Department of Building and Safety erred or abused their discretion in issuing Building Permit No.16010-30000-00108 for the construction of a new two-story, 1,196 square-foot, second dwelling unit with an attached garage on the grounds that the project fails to comply with LAMC Section 12.24 W. 43 and ZA Memorandum 120 is invalid.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this appeal. 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 appeal as it relates to Chapter I of the Los Angeles Municipal Code and land use ordinances adopted by the City Council.

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 appeal 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, 6262 Van Nuys Boulevard, Room 351, Van Nuys, CA 91401 (attention: Undine Petrulis).

Review of File: The file, including the application, are available for public inspection at this location between the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday. Please call (818) 374-9941 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. Other services, such as translation between English and other languages, may also be provided upon request.

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.

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. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

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.