

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, January 17, 2017
Time: 10:45 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-74196;
CPC-2016-2084-ZC-ZAD-F
CEQA No.: ENV-2016-2085-MND
Incidental Cases: N/A
Related Cases: N/A
Council No.: 7
Plan Area: Sunland – Tujunga – Lake
View Terrace – Shadow Hills
– East La Tuna Canyon
Specific Plan: N/A
Certified NC: Foothill Trails District
Existing GPLU: Low Residential
Existing Zone: A2-1; RE9-1
Proposed Zone: RU-1

Applicant: Marc Annotti / Harridge
Development Group
Representative: Brad Rosenheim; Erika
Iverson / Rosenheim &
Associates, Inc

PROJECT LOCATION: 11600-11650 North Eldridge Avenue

PROPOSED PROJECT: The demolition of existing buildings for the construction of 65 single-family dwellings.

REQUESTED ACTION: The Deputy Advisory Agency will Consider:
1. Pursuant to Section 21082.1(c)(3) of the California Public resources Code, adopt the Mitigated Negative Declaration (ENV-2016-2085-MND) for the above referenced project;
2. Pursuant to Sections 21081.6 and 15097, the adoption of a Mitigation Monitoring Program for ENV-2016-2085-MND; and
3. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.06 and 17.15 and Vesting Tentative Tract Map No. 74196 for the subdivision of one lot into 65 lots in the proposed RU-1 Zone.

The Hearing Officer will Consider:

4. Pursuant to LAMC Section 12.32-F, a Zone Change from A2-1 and RE9-1 to RU-1;
5. Pursuant to LAMC Section 12.24-X,26, a Zoning Administrator's Determination for the construction of ten retaining walls with a maximum height of eight feet prior to the recordation of tract map and for Lots 1, 8, 17, 18, 27, 28, 36, 37, 45, and 46 to have a maximum of two retaining walls after the recordation of the tract map in lieu of the permitted one retaining wall with a maximum height of 12 feet or two retaining walls with a maximum height of 10 feet pursuant to LAMC 12.21-C,8(a); and
6. Pursuant to LAMC Section 12.24-X,7, a Zoning Administrator's Determination to permit retaining walls with a maximum height of eight feet within the rear yard prior to and after the recordation of the tract map in lieu of the maximum height of six feet pursuant to LAMC Section 12.21-C,1(g).

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-74196](#) and [CPC-2016-2084-ZC-ZAD-F](#), 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)978-7082