

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  
**And:** ☒ Within a 500-Foot Radius  
☒ 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:** Deputy Advisory Agency  
**Date:** Tuesday, February 28, 2017  
**Time:** 10:30 a.m.  
**Place:** Marvin Braude San Fernando Valley  
Constituent Service Center  
6262 Van Nuys Boulevard, Room 1B  
Van Nuys, CA 91401

**Staff Contact:** Nelson Rodriguez  
**Phone No.** (818) 374-9903  
**and Email:** Nelson.Rodriguez@lacity.org

**Case No.:** TT-74080  
**CEQA No.:** ENV-2016-2761-CE  
**Incidental Cases:** None  
**Related Cases:** None  
**Council District:** 7  
**Plan Area:** Sunland-Tujunga-Lake View  
Terrace-Shadow Hills-East  
La Tuna Canyon  
**Specific Plan:** San Gabriel/Verdugo  
Mountains  
**Certified NC:** Foothill Trails District  
**GPLU:** Very Low I Residential  
**Zone:** RA-1-K

**Applicant:** Joseph G. Alpino and  
Jennifer A. Reesha  
**Representative:** Prutz and Associates;  
Richard Prutz

**PROJECT LOCATION:** 10606-10656 W. Foothill Boulevard

**PROPOSED PROJECT:** Subdivision of two existing and unimproved record lots into six (6) conventional single-family lots to allow for the construction, use, and maintenance of six dwellings with 12 covered parking spaces (two required spaces for each lot). A haul route is being requested for the export of approximately 16,705 cubic yards of soil.

**REQUESTED ACTION:** The Deputy Advisory Agency will consider:

1. Pursuant to the Los Angeles Municipal Code Sections 17.03 and 17.13, a Tentative Tract Map No. 74080 to permit the subdivision of two existing lots into six (6) conventional residential lots, to allow for the construction, use, and maintenance of six

dwellings in accordance with the RA-1-K Zone, on a 126,231 (2.90 net-acre) site and a haul route to export soil as a part of this subdivision.

2. **Based on the whole of the administrative record, the project is exempt pursuant to CEQA Guidelines, Title 14 California Code of Regulations, Chapter 3, Article 19, Class 32, and Class 4, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.**

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.

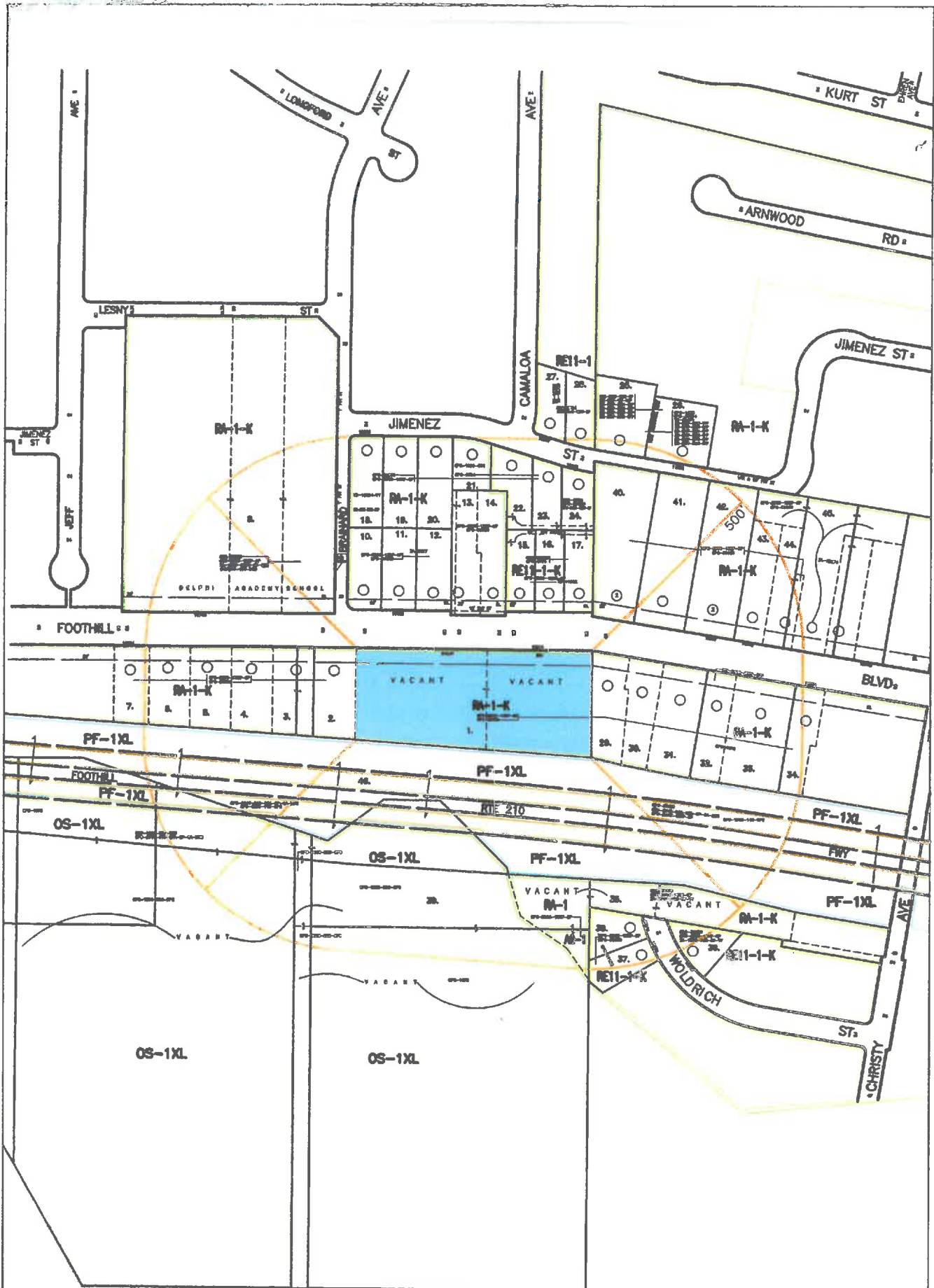
**ADVICE TO PUBLIC:** The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be emailed to [Nelson.Rodriguez@lacity.org](mailto:Nelson.Rodriguez@lacity.org) or mailed to Los Angeles City Planning Department, Project Planning Valley Section, 6262 Van Nuys Boulevard, Room 430 Van Nuys, CA 91401 (Attn: Nelson Rodriguez).

**REVIEW OF FILE:** TT-74080, including the application and the environmental assessment, are available for public inspection at the above referenced location between the hours of 7:30 a.m. to 4:30 p.m., Monday through Friday. Please call or email Nelson Rodriguez at (818) 374-9903 / [Nelson.Rodriguez@lacity.org](mailto:Nelson.Rodriguez@lacity.org) 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 written request submitted a minimum of 7 working days in advance to: [per.planning@lacity.org](mailto:per.planning@lacity.org). Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email. *Otros servicios, como traducción entre inglés a otros lenguajes, pueden estar disponibles cuando se pide por escrito con un mínimo de siete (7) días hábiles avanzados, por correo electrónico: [per.planning@lacity.org](mailto:per.planning@lacity.org). Este seguro de identificar el idioma que usted necesite. Por favor indique si necesita servicios de traducción oral o en escrito. Si es traducción de un documento escrito, por favor de incluir el documento que necesita ser traducido, como un adjunto al correo electrónico.*

**Puede obtener información en Español acerca de esta junta llamando al (818) 374-9903**



NOTE: RA-1-K 10 ACRES, JAMES & S. WEST PORTION OF RANCHO RICH, M.S. 22-21-02

REVISED  
PAGE 803  
ORD E-1  
C.D. 7 - FUCHS  
C.Y. 1032-00  
P.A. JUAN AND TIAHUA  
LAKESIDE TRAIL  
SHADOW HILLS  
JOSE LA TUNA CANTON

**TENTATIVE TRACT NO. 74080**  
CAD GRAPHICS BY  
JPL Zoning Services  
6257 Van Nuys Blvd, #101  
Van Nuys, CA 91401  
(818)781-0016

CASE NO:  
DATE: 02-14-2017  
DRAWN BY: JPL ZONING SERVICES  
D.M. OR CAD: 2108177, 2136177  
SCALE: 1"=100'  
USER: FIELD  
CONTACT PERSON: PRITZ & ASSOCIATES  
PHONE NO: 818-843-0003

NET ACRES  
= 3.028 Acres  
JPL-7804RM