

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF APPEAL HEARING

This notice is sent to you because you own property or are currently 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.

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| Hearing By: | South Valley Area Planning Commission | Case No.: | DIR-2016-3914-SPP-1A |
| Date: | March 23, 2017 | Incidental Case: | None |
| Time: | After 4:30 p.m. | CEQA No.: | ENV-2016-3915-CE |
| Place: | Van Nuys Council Chambers 14410 Sylvan Street, 2nd Floor Van Nuys, CA 91404 | Council No.: | 4-Ryu |
| Staff Contact: | David Peña | Plan Area: | Sherman Oaks-Studio City- Toluca Lake-Cahuenga Pass |
| Phone No.: | (818) 374-5061 | Specific Plan: | None |
| E-Mail: | David.Pena@lacity.org | Certified NC: | Sherman Oaks |
| | | GPLU: | Community Commercial |
| | | Zone: | C2-1L |
| | | Owner/Applicant: | California Car Hikers Service and Ventura Property Partners, LLC |
| | | Representative: | Natalie Kazanjian (Architect) |

PROJECT LOCATION: 14418 ½ Ventura Boulevard

PROPOSED PROJECT: The addition of 346 square feet to an existing one-story commercial building, for a total of 2,420 square feet, a change of use from a deli and a trade school to a single retail tenant, a new parking lot configuration that includes bicycle parking, on a 4,802 square-foot lot, and off-site parking

REQUESTED ACTIONS: The South Valley Area Planning Commission shall consider:

1. An appeal from part of the decision by the Director of Planning in approving DIR-2016-3914-SPP by a neighboring property owner for three off-site parking spaces recognized under a recorded covenant.
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, therefore is exempt under Class 1 of CEQA, and there is not substantial evidence demonstrating than 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 mailed to the Marvin Braude San Fernando Valley Constituent Center, Los Angeles City Planning Department, Division of Land Section, 6262 Van Nuys Boulevard, Room 430, Los Angeles, CA 91401 (attention: David Peña).

REVIEW OF FILES: DIR-2016-3914-SPP, including the application and the environmental assessment, is available for public inspection at the Department of City Planning, Marvin Braude San Fernando Valley Constituent Center; 6262 North Van Nuys Boulevard, Room 430; Van Nuys CA 91401, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Please call David Peña at (818) 374-5061 or e-mail at David.Pena@lacity.org 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 written request submitted a minimum of 7 working days in advance to: 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. 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 (213) 978-1300