



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
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
- ☒ Interested Parties/Others

And:

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document will be among the matters considered at the hearing. The Deputy Advisory Agency may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 22858 W. Burbank Boulevard (primary), 22856-22858 W. Burbank Boulevard

Case Nos. AA-2018-0939-PMLA, ZA-2018-0940-ZAA
CEQA No. ENV-2017-3518-CE
Held By: Deputy Advisory Agency and Associate Zoning Administrator
Date: September 24, 2019
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: Courtney Schoenwald, City Planner
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA, 91401
courtney.schoenwald@lacity.org
(818) 374-9904

Council District: 3 - Blumenfield
Related Cases: None
Plan Area: Canoga Park – Winnetka - Woodland Hills - West Hills
Zone: R1-1
Plan Overlay: None
Land Use: Low Residential
Applicant: Zion Mizrahi; Create Investments, LLC
Representative: Lior Mizrahi; Zion Construction and Design, Inc.

PROPOSED PROJECT:

The project is for the subdivision of one lot into two lots on a 30,129.3 square-foot site in the R1-1 Zone at 22856-22858 Burbank Boulevard, to permit the construction, use and maintenance of a new single-family home on the new proposed flag lot. The existing home and Accessory Dwelling Unit (ADU) on the proposed front lot will remain.

REQUESTED ACTION(S):

1. Pursuant to CEQA Guidelines, Article 19, Section 15301, Class 1 and Section 15315, Class 15, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.51, a preliminary parcel map, AA-2018-939-PMLA, for the subdivision of one lot into two lots on a 30,129.3 square-foot site in the R1-1 Zone, to maintain the existing dwelling and ADU on proposed Parcel A, and to permit the construction, use and maintenance of a new single-family home on proposed Parcel B.
3. Pursuant to LAMC Section 12.28, a reduced front yard of nine (9) feet and nine (9) inches in lieu of the required 20-foot setback pursuant to the R1 Zone and the 24-foot Building Line, for the existing house that will be maintained on proposed Parcel A after the subdivision of land.

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

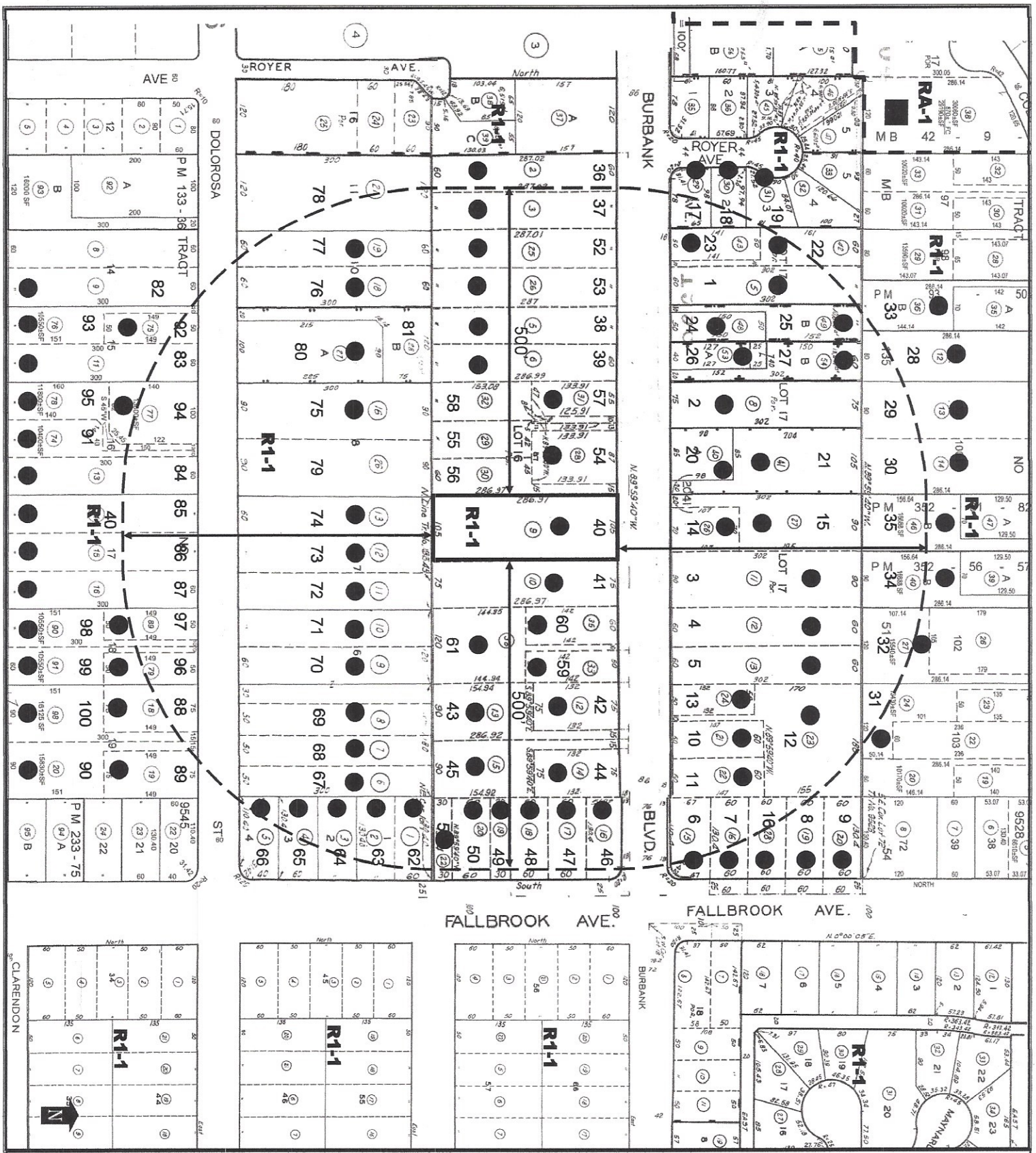
DIVISION OF LAND (DOL) – Please note that the staff report will be available on-line five (5) days prior to the public hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings", the specific "Area Planning Commission" where the project is located and "Agendas". Staff Reports are hyperlinked to the case numbers on the hearing agenda.

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written materials may be submitted prior to the hearing via email, in person or by U.S. mail to the staff identified on the front of this page or to the decision-maker or hearing officer at the public hearing. **An original plus three (3) copies must be submitted prior to, or at the hearing. To the extent possible, please also submit all materials electronically (flash drive, CD or via email).** Materials must be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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 services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (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.



22858 Burbank Blvd
Woodland Hills, CA 91367
APN: 2042-001-009

Case No: _____
Net Acreage: 0.691
Date Prepared: Oct. 12, 2017
Scale: 1" = 100'-0"

District Map No: 3
Council District: 3
Census Tract: 930401
Thomas Bros. 559-H2

Property Owner:
Create Investments LLC
23001 Starthern Street
West Hills, CA 91304
(818) 974-3443

Applicant:
Zion Construction & Design
21307 Gaul Street
Canoga Park, CA 91303
(818) 888-9466

Preparer:
SoCal Radius Maps
10808 Foothill Blvd #160-766
Rancho Cucamonga, CA 91730
(909) 333-6271

Legend:
R1-1
RA-1

SoCal Radius Maps