



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
And: ☒ Interested Parties/Others

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 hearing officer or decision-maker 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: 5901 N. Whitsett Avenue, North Hollywood, CA 91607

Case No. AA-2019-0087-PMLA
CEQA No. ENV-2019-89-CE
Held By: Deputy Advisory Agency

Council District: 2 -Krekorian
Related Cases: None

Date: Tuesday, September 24, 2019
Time: 11:00 a.m.

Plan Area North Hollywood-Valley Village
Zone: RD1.5-1, R1-1

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

Plan Overlay: None
Land Use: Low Medium II Residential, Low Residential
Applicant: KNK Holding LLC; JHK Contractors-Jake Keshishyan

Staff Contact: Sarah Hounsell, City Planner
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Sarah.Hounsell@lacity.org
(818) 374-9917

Representative: Harvey Goodman Civil Engineering, Inc.; Harvey A. Goodman

PROPOSED PROJECT:

The subdivision of land is proposed for one-lot with a 4-unit condominium designed in a townhome style, approximately 35 feet in height, each with three bedrooms and 2.5 bathrooms. Vehicular access is proposed from Califa Street into four two-car tandem garages. Pedestrian access to each condominium unit is located along the north property line via Whitsett Avenue and also along the buildings frontage on Califa Street. The applicant has proposed a 20-foot dedication along Califa Street to widen the current roadway width and an 8-foot public easement for curb, gutter, sidewalk and driveways. The project is currently under construction as apartments under an early start permit.

REQUESTED ACTIONS:

1. The Advisory Agency shall consider an Exemption from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15315, Class 15, and that there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to State CEQA Guidelines Section 15300.2, applies.
2. Pursuant to Section 17.50 of the Los Angeles Municipal Code (LAMC), the Advisory Agency shall consider a Preliminary Parcel Map to permit the subdivision of a 4-unit condominium on one proposed 7,934 net square-foot lot (0.18 acres) in the RD1.5-1 and R1-1 Zones.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

GENERAL INFORMATION

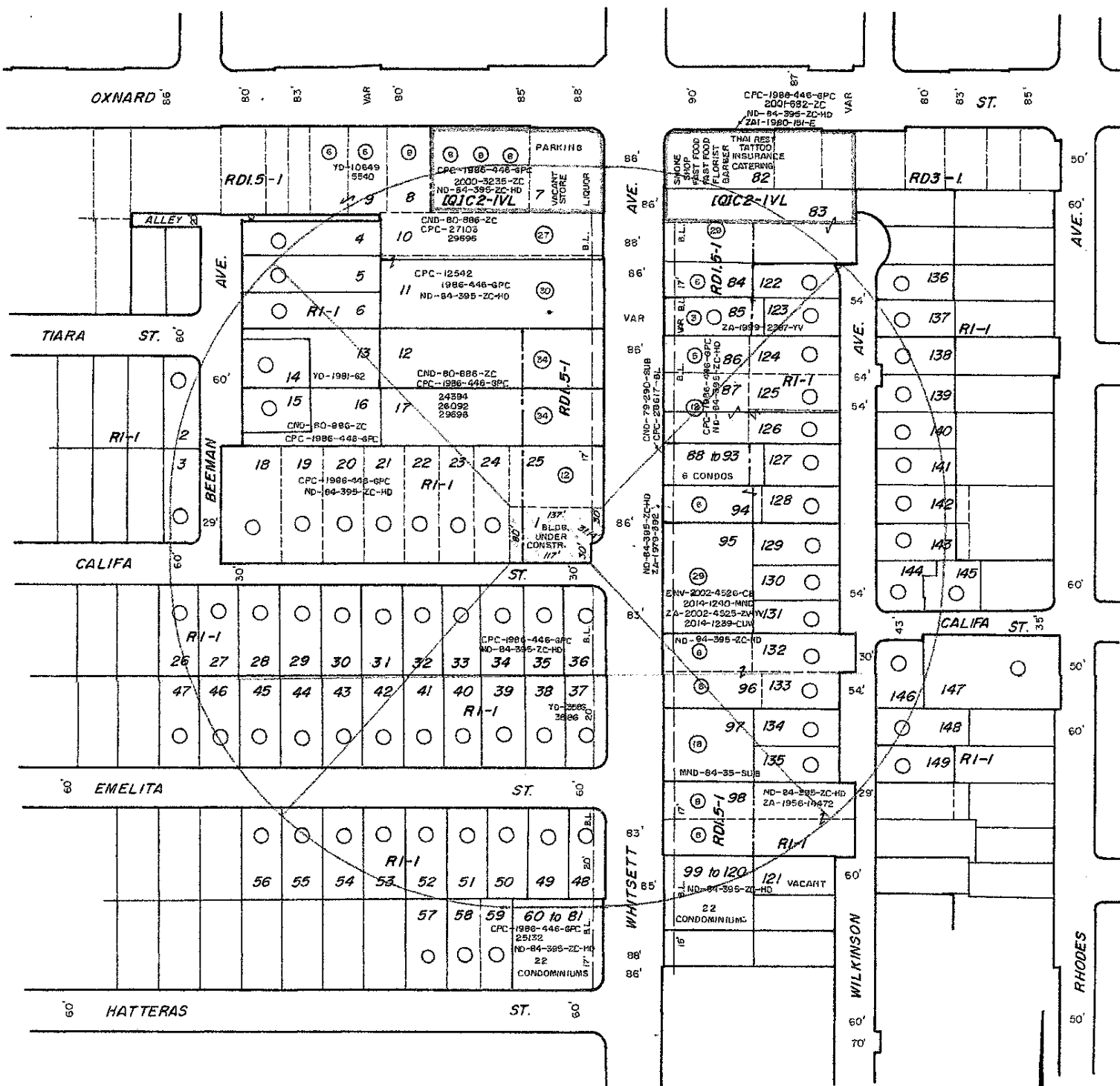
FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available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

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. Decision-makers such as Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. 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.



PRELIMINARY PARCEL MAP ZONE VARIANCE

LEGAL: S 80' OF N 650.60' OF E 155' OF LOT 49 (ARB 2)
TRACT NO. 1000 SHT 2 M.B. 19-2

CASE NO.
DATE SEPT. 10, 2018
D.M. 177B161, 177B165
174B161, 174B165
SCALE 1"=100'
USES FIELD

T.B.
PAGE 562 GRID F-1
C.D. 2 C.T. 1244.00
P.A. 213 NHL

OWNER:
J. KESHISHYAN & A. ABDUNARYAN
KNK HOLDINGS LLC
13929 WEDDINGTON ST.
SHERMAN OAKS, CA 91401

REP.
HARVEY GOODMAN C.E. 0.26 AC.
834 17th ST. N° 5
SANTA MONICA, CA 90403

JEROME BUCKMELTER ASSOC., INC.
23534 AETNA ST.
WOODLAND HILLS, CA 91367
(818) 340-8386