

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 live 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.

**Hearing By:** Associate Zoning Administrator

**Case No.:** **ZA 2016-0267 (ZAD)**  
**CEQA No.:** ENV-2016-0268-CE

**Date:** **Friday August 5, 2016**

**Time:** **9:00 a.m.**

**Place:** Marvin Braude San Fernando Valley  
Constituent Service Center  
6262 Van Nuys Boulevard  
First Floor Meeting Room

**Council No.:** 2 – Krekorian  
**Plan Area:** Sherman Oaks- Studio City-  
Toluca Lake- Cahuenga Pass

**Specific Plan:** None  
**Certified NC:** Studio City  
**GPLU:** Low Residential  
**Zone:** R1-1-RIO

**Staff Contact:** Courtney Schoenwald  
**Phone No.:** (818) 374-9904  
**E-mail:** [courtney.schoenwald@lacity.org](mailto:courtney.schoenwald@lacity.org)

**Applicant:** Gary Pietruszka, Placentia  
Properties, LLC  
**Representative:** Sean Nguyen, EZ Permits,  
LLC

**PROJECT LOCATION:** 3958 and 4018 N Sunswept Drive

- REQUESTED ACTION(S):**
1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-X,28, a Zoning Administrator Determination for relief from Section 12.21-C,10(i)(3) that requires a continuous paved roadway of 20 feet wide from the driveway apron of the subject property to the boundary of the Hillside Area (Ventura Boulevard) for the street access from the southern frontage of Sunswept Drive for the demolition of an existing single family home and the construction, use, and maintenance of a new single family home of 6,297 square feet on a 16,859 square-foot lot;
  2. Pursuant to LAMC Section 12.24-X,28, a Zoning Administrator Determination for relief from LAMC 12.21 C.10(a) that requires a 20- foot front yard setback, to allow the encroachment of a fence at a zero (0)-foot front yard setback, and private swimming pool and pool equipment into the front yard on the northern property line that abuts Sunswept Drive;

3. Based on the whole of the administrative record, the Project is exempt pursuant to CEQA Guidelines, Article III, Section 1, and Class 3 and Category 1 for a single family home, 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 Associate Zoning Administrator 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 delivered to the Department before the action on this matter, which will become a part of the administrative record. Note: This may not be the last hearing on this matter.

**ADVICE TO PUBLIC:** Written communications may be mailed to the Los Angeles Department of City Planning; Marvin Braude San Fernando Valley Constituent Center; 6262 N. Van Nuys Boulevard, Suite 430; Van Nuys CA 91401 (Attention: Courtney Schoenwald), or emailed to Courtney.Schoenwald@lacity.org.

**REVIEW OF FILE:** The case file, including the application and the environmental document, are available for public inspection at the Department of City Planning, Marvin Braude San Fernando Valley Constituent Center; 6262 N. Van Nuys Boulevard, Suite 430; Van Nuys CA 91401, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Please call the staff indicated at the top of this notice several days in advance to assure that the file will be available. The files are not available for review on 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 and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. *Como entidad cubierta bajo la Sección II de la Ley para Estadounidenses con Discapacidad, el Ayuntamiento de Los Angeles no discrimina en base a discapacidad y bajo petición, proveerá acomodaciones razonables para asegurar igualdad de acceso a sus programas, servicios y actividades.*

It is the Policy of the City of Los Angeles to provide access to its programs, services and activities for persons with disabilities in accordance with Title II of the Americans with Disabilities Act. *Es la Política del Ayuntamiento de Los Angeles el proveer acceso a sus programas, servicios y actividades a personas con discapacidad, de acuerdo con el Artículo II de la Ley para Estadounidenses con Discapacidad.*

Sign Language Interpreters, Communication Access Real-Time Transcription, Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact the staff person referenced in this notice. *Se proporcionarán Servicios de Intérpretes de Lenguaje por Señas, Dispositivos para Escuchar, Transcripción Instantánea de Audio a Texto u otro tipo de asistencia o servicio, al solicitarlo. Para asegurarse de que estos se encuentren a su disposición, su petición debe hacerse por lo menos 72 horas antes de la junta a la cual desea asistir. Debido a las dificultades que existen en conseguir Intérpretes de Lenguaje por Señas, se recomienda que lo solicite con cinco días de anticipación o más. Para mayor información, favor de comunicarse con la persona del personal mencionada en este aviso.*

Reasonable accommodations will be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact the staff person referenced in this notice. *Se proveerán adaptaciones razonables al solicitarlo. Para asegurarse de que estos se encuentren a su disposición, su petición debe hacerse por lo menos 72 horas antes de la junta a la cual desea asistir. Debido a las dificultades que existen en conseguir Intérpretes de Lenguaje por Señas, se recomienda que lo solicite con cinco días de anticipación o más. Para mayor información, favor de comunicarse con la persona del personal mencionada en este aviso.*