

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 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: Hearing Officer for the South Valley Area  
Planning Commission

Case No.: **APCSV-2016-2081-ZC**  
CEQA No.: ENV-2016-2080-MND

Date: **Monday, October 24, 2016**  
Time: **10:00 a.m.**  
Place: Marvin Braude San Fernando Valley  
Constituent Service Center  
6262 Van Nuys Boulevard  
First Floor Conference Room

Related Case: CPC 90-0318 (ZC)  
Council No.: 3 – Bob Blumenfield  
Plan Area: Encino - Tarzana  
Specific Plan: None  
Certified NC: Tarzana Neighborhood  
Council  
GPLU: Low Medium II Residential  
Zone: RA-1  
Applicant: David Hagnazarzadeh  
Representative: Hoss Eftekhari, Hoss, William  
& Associates

Hearing  
Officer: William Hughen  
Phone No.: (818) 374-5049  
E-mail: william.hughen@lacity.org

PROJECT LOCATION: **18367 W. Hatteras St.**, legally described as Lot FR 137, Tract 5692, specifically shown in the application (see attached map).

PROPOSED PROJECT: Construction, use, and maintenance of a new 12-unit apartment building, comprised of two levels of residential uses over one level of at-grade garage parking, with a maximum height of 45 feet, located on one lot totaling 21,822 square feet in area. The proposed building will provide a total of 24 automobile parking spaces. The requested entitlement is for a Zone Change from RA-1 to RD1.5-1, in conformance with the Low Medium II Residential land use designation of the Encino – Tarzana Community Plan.

REQUESTED ACTION(S): 1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adoption** of a proposed **Mitigated Negative Declaration** (ENV-2016-2080-MND) as the CEQA clearance document for the project; and

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 F, a **Zone Change** from RA-1 (Single-Family Residential) to RD1.5-1 (Multi-Family Residential).

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 Hearing Officer 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. After the hearing, the Hearing Officer will prepare a report, including a recommendation, which will be considered by the decision maker, the South Valley Area Planning Commission, at a later date.

**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: William Huguen).

**REVIEW OF FILE:** The case file, including the application and the proposed Mitigated Negative Declaration, 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 Hearing Officer 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. 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 request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*