

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 are 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.

**Hearing By:** Deputy Advisory Agency/Hearing Officer  
**Date:** Tuesday, July 19, 2016  
**Time:** 9:50 A.M.  
**Place:** Marvin Braude San Fernando Valley  
Constituent Services Center  
6262 Van Nuys Boulevard, Room 1B  
Van Nuys, CA 91401

**Staff Contact:** JoJo Pewsawang  
**Phone No.:** (213) 978-1214  
**E-Mail:** JoJo.Pewsawang@lacity.org

**Case No.:** APCSV-2016-0556-ZC-BL  
and TT-73869  
**CEQA No.:** ENV-2016-557-MND  
**Incidental Cases:** N/A  
**Related Cases:** N/A  
**Council No.:** 6 – Nury Martinez  
**Plan Area:** South Valley  
**Specific Plan:** N/A  
**Certified NC:** Lake Balboa  
**GPLU:** Low Residential  
**Zone (Existing):** RA-1-RIO  
**Zone (Proposed):** R1-1-RIO

**Applicant:** Ken Marker, Richcor  
Development Corp  
**Representative:** Jody Wood, JW Expedite

**PROJECT LOCATION:** 6643-6701 North Louise Avenue

**PROPOSED PROJECT:** The proposed project involves the demolition of an existing single-family dwelling and detached garage and the subdivision, construction, use, and maintenance of eight (8) new single-family dwellings on a 51,418 net square-foot site in the RA-1-RIO Zone. Four dwellings will front Louise Avenue and four dwellings front Lasaine Avenue. The project will require a Zone Change from RA-1-RIO to R1-1-RIO and a building line removal.

**REQUESTED ACTION:** The Deputy Advisory Agency will consider:

1. Pursuant to Section 17.03 of the Los Angeles Municipal Code, a Tentative Tract Map to allow for the merger and re-subdivision of two lots into eight lots.
2. Pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code, adopt the Mitigated Negative Declaration (Case No. ENV-2016-0557-MND)

and Mitigation Monitoring Program for the above-referenced project;

On behalf of the South Valley Area Planning Commission, the Hearing Officer will consider:

1. Pursuant to LAMC Section 12.32-F a **Zone Change** from RA-1-RIO and R1-1-RIO;
2. Pursuant to LAMC Section 12.32-R, a **Building Line Removal** to remove a 28-foot Building Line along Louise Avenue, established under Ordinance No. 111,890;

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 Los Angeles City Planning Department, Expedited Processing Section, [200 North Spring Street, Room 763, Los Angeles, CA 90012](#) (attention: JoJo Pewsawang) or e-mailed to [JoJo.Pewsawang@lacity.org](mailto:JoJo.Pewsawang@lacity.org).

**REVIEW OF FILE:** Case Nos. **APCSV-2016-0556-ZC-BL and TT-73869**, including the applications and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call JoJo Pewsawang at (213) 978-1214 or e-mail to [JoJo.Pewsawang@lacity.org](mailto:JoJo.Pewsawang@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 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.*

\*Puede obtener información en Español acerca de esta junta llamando al (213) 482-7071\*