

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300



Address any Communication to:

NORTH VALLEY AREA PLANNING COMMISSION

200 North Spring Street, Room
532 Los Angeles, CA 90012
(213) 978-1300

NOTICE OF PUBLIC HEARING

√ INTERESTED PARTIES
√ OWNERS AND OCCUPANTS
√ 100-FOOT RADIUS

Concerning Property at:

9965-9967 W. Foothill Boulevard

Case No.: DIR-2013-2972-SPP-1A
CEQA: ENV-2013-2971-CE
Community Plan: Sunland-Tujunga-
Lake View Terrace-Shadow Hills-
East La Tuna Canyon
Council District No.: 7- Fuentes

Hearing Date: Thursday, October 6, 2016
Hearing Time: after 4:30 P.M.
Hearing Place: Marvin Braude San Fernando
Valley Constituent Service
Center First Floor Meeting
Room
6262 Van Nuys Boulevard
Van Nuys, CA 91401

**COURT ISSUED A WRIT OF MANDATE COMMANDING NORTH VALLEY AREA PLANNING COMMISSION
TO SET ASIDE ITS PRIOR DETERMINATION RELATED TO THE APPEAL OF THE PLANNING DIRECTOR'S
DECISION**

The North Valley Area Planning Commission advises you of a meeting regarding the property indicated above. The law requires that owners and renters near this site be notified of this hearing, if you do not wish to attend this hearing, you may ignore this notice.

The hearing involves the presentation of, and request for action consistent with, a court issued Writ of Mandate in *PLH LLC v. City of Los Angeles et al.*, Los Angeles Superior Court Case No. BS150929. The North Valley Los Angeles Area Planning Commission (NVAPC) determination dated June 3, 2014, granted the appeal and overturned the Planning Director grant of an application approving a Project Permit Compliance Review (SPP) for the installation of structures supporting photovoltaic cells and finding that a Categorical Exemption ENV-2013-2971-CE applied. The Writ of Mandate commands the NVAPC to set aside its prior determination, issue a determination on the project based exclusively on compliance with the Specific Plan and the California Environmental Quality Act (CEQA) consistent with the Court's Ruling dated April 20, 2016, and to comply with the requirements of Los Angeles Municipal Code Section 11.5.7.C.6(d) and *Topanga Assn. v. City of Los Angeles* (1974) 11 Cal.3d 506 in reviewing the Planning Director's decisions on the application approving a Project Permit Compliance Review.

The Commission may recess into Closed Session pursuant to Government Code section 54956.9(d)(1) to allow the Commission to confer with the City's legal counsel relative to the lawsuit: *PLH LLC v. City of Los Angeles*, Los Angeles Superior Court Case No. BS150929.

APPLICANT: PLH, LLC, Michael Melone

APPELLANT: Lyles Perkins

FOR ADDITIONAL INFORMATION AND INSTRUCTIONS ON SUBMITTING TESTIMONY SEE BELOW

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible online at <http://planning.lacity.org>

TESTIMONY: Written testimony may be submitted prior to the hearing (see Correspondence and Exhibits); however, oral testimony **can only be given at the hearing** and may be limited due to time constraints. Language translators, sign language interpreters, and/or assistive listening devices may be provided if you contact the Planning Commission office at least seven (7) days prior to the hearing date.

DECISION: The Commission's decision will be based on the merits of the case and the applicable law. **The Commission can consider the entire action even if only a portion has been appealed.** A report of the Commission's action will be mailed upon request after the hearing. Pursuant to Government Code Section 65009(b)(2), any court challenge of the Commission's action may be limited to those issues considered at the public hearing.

FILE REVIEW: The complete and permanent file (including all submissions) is available for public inspection in the Valley Project Planning office, **Room 430**, 6262 Van Nuys Boulevard, Van Nuys, between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call in advance to ensure file availability (818-374-9918).

CORRESPONDENCE AND EXHIBITS

The Commission members are not City employees. They are citizens who have been appointed by the Mayor. They function in a quasi-judicial capacity and therefore, cannot be contacted before the hearing. Written testimony, for the Commission to consider, may be submitted to the Planning Commission Office using the following guidelines:

1. Materials for Commission consideration should be received **ten (10) days** prior to the hearing date.
2. Please provide an **original plus fourteen (14) copies (15) sets** of all correspondence or exhibits. Correspondence should be presented on letter size (8 1/2 " x 11") or legal size (8 1/2 " x 14") paper. All oversized exhibits (photos, plans, artists' renderings) must fold to fit into a legal sized folder.
3. It is important that the case number is written on all communications and exhibits.
4. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibit used as part of your testimony to the Planning Commission.
5. Untimely submissions will not be considered by the Commission, but will be added to the permanent file.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request at least seven (7) days prior to the meeting by calling the City Planning Commission Office at (213) 978-1300.