



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:

And:

- ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
☐ 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 Deputy Advisory Agency 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: 9041 North Noble Avenue

Case Nos.: VTT-74408-SL

Council No: 7

Related Case(s): None

CEQA No.: ENV-2016-4499-CE

Plan Area: Mission Hills-Panorama City-North Hills

Hearing Held By: Deputy Advisory Agency

Date: Tuesday, June 27, 2017

Zone: (T)(Q)RD4-1

Time: 10:00 AM

Plan Overlay: None

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

Land Use: Low Medium I

Applicant: Roger and Rita Ziade

Staff Contact: Nelson Rodriguez, City Planning Associate
6262 Van Nuys Boulevard, #430
Van Nuys, CA 91401
Nelson.rodriguez@lacity.org
(818) 374-9903

Representative: J. Buckmelter Associates Inc.
23534 Aetna Street
Woodland Hills, CA 91367

PROPOSED PROJECT:

Demolition of a single-family dwelling and construction, use and maintenance of 10 single-family Lots in accordance with the Small Lot Subdivision Ordinance No. 176,354 for individual sale. The development includes a "by-right" 35% density bonus as permitted under Los Angeles Municipal Code Section 12.22.A.25 with no density bonus incentives thereby allowing the 10-unit (seven base units and three density bonus units) with one unit (11%) set aside as Very Low Income Restricted Affordable. The site is proposed to be developed at two stories with an enclosed 2-car garage each. There will be 4 additional guest parking spaces provided on site.

REQUESTED ACTION(S): The Deputy Advisory Agency will consider:

1. The Advisory Agency shall consider an Exemption from CEQA pursuant to CEQA Guidelines Section 15332, State CEQA Guidelines Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to Section 17.15, Vesting Tentative Tract Map No. 74408-SL to permit the subdivision and construction of a 10 Small Lot single-family subdivision with a total of 24 parking spaces on a 30,000 net square-foot (0.69 acre) site in the (T)(Q)RD4-1 zone.

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.**

DIVISION OF LAND – Please note that the Staff Report will be available on-line seven (7) days prior to the public hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings". Staff Reports are hyperlinked to the case numbers on the hearing schedule.

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 the hearing. 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 testimony may be submitted via email, in person or by U.S. mail to the staff identified on the front of this page. Correspondence should 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. **To the extent possible, please also submit all materials electronically (flash drive, CD or via email).**

Regular Submissions - Written materials not limited as to volume must be received no later than **five (5) days** prior to the hearing date. Provide an **original plus (3) copies**, and follow the size guidelines above.

Rebuttal Submissions - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than **48 hours** before the hearing date. Submissions, including exhibits, shall not exceed ten (10) pages.

Day of Hearing Submissions - Submissions less than 48 hours prior to, and including the day of the hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. Notwithstanding, the Hearing Officer or Deputy Advisory Agency may deviate from this requirement at their discretion.

Non-Complying Submissions - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission, Associate Zoning Administrator or Hearing Officer. Notwithstanding, the Hearing Officer or Deputy Advisory Agency may deviate from this requirement at their discretion.

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 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 written request submitted a minimum of 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. *Otros servicios, como traducción entre inglés a otros lenguajes, pueden estar disponibles cuando se pide por escrito con un mínimo de siete (7) días hábiles avanzados, por correo electrónico: per.planning@lacity.org Este seguro de identificar el idioma que usted necesite. Por favor indique si necesita servicios de traducción oral o en escrito. Si es traducción de un documento escrito, por favor de incluir el documento que necesita ser traducido, como un adjunto al correo electrónico.*



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