



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:

☐ 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 and/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: 10811 – 10921 North Old Santa Susana Pass Road, 11000 North Farralone Avenue

Case Nos.: CPC-2016-3174-ZC
VTT-74478

Council No: 12 – Smith

Related Case(s): N/A

CEQA No.: ENV-2016-3175-MND

Plan Area: Chatsworth - Porter Ranch

Hearing Held By: Deputy Advisory Agency and Hearing Officer
for the City Planning Commission

Zone: A2-1 / OS-1XL

Date: Tuesday March 26, 2019
Time: 11:00 a.m.

Plan Overlay: None

Land Use: Very Low I Residential / Open
Space

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

Applicant: Eric Borstein,
Santa Susana Estates LLC.

Staff Contact: Valentina Knox-Jones, City Planner
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Valentina.Knox.Jones@lacity.org
(818) 374-5038

Representative: Erik Pfahler,
Borstein Enterprises

PROPOSED PROJECT:

The Project consists of the subdivision of an 11.92 acre site into nineteen (19) single-family lots. The project requires the demolition of six (6) dwellings and various unattached garages, sheds, stables, and open sided structures. One existing dwelling, (the 'Wilson House'), will be preserved and a detached garage will be constructed for the resident. Private streets, walls, and a public horse trail will be constructed for the subdivision.

The proposed single-family dwellings are one- and two-story structures, with heights varying from approximately nineteen (19) feet to twenty-seven (27) feet and with floor areas of approximately 4,750-5,000 square-feet in size.

Nineteen (19) protected trees exist on the site, of which four (4) are proposed for removal and fifteen (15) are proposed for preservation. One hundred and twenty-nine (129) non-protected trees exist on the site, of which one hundred and nine (109) are proposed for removal and twenty (20) are proposed for preservation. The project will require approximately 12,800 cubic yards of earth to be graded and 5,200 cubic yards to be exported.

REQUESTED ACTION(S):

1. The Advisory Agency shall consider, pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the **Mitigated Negative Declaration**, No. ENV-2016-3175-MND ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.03, the Advisory Agency shall consider a **Preliminary Tract Map** to permit the subdivision of an 11.92 acre site into 19 lots in the proposed RA-1-K Zone.
3. Pursuant to LAMC 12.32, the Hearing Officer shall consider a **Zone Change** from A2-1 to RA-1-K, with the exceptions of the portions zoned OS-1XL which shall remain OS-1XL.

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 (DOL) - Please note that the staff report will be available on-line five (5) days prior to the public hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings", the specific "Area Planning Commission" where the project is located and "Agendas". Staff Reports are hyperlinked to the case numbers on the hearing agenda.

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, or at the hearing. Decision-makers such as Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. 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 materials may be submitted prior to the hearing via email, in person or by U.S. mail to the staff identified on the front of this page or to the decision-maker or hearing officer at the public hearing. **An original plus three (3) copies must be submitted prior to, or at the hearing. To the extent possible, please also submit all materials electronically (flash drive, CD or via email).** Materials must 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.

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 services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (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.

