



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
And: ☐ 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 decision-maker 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: 7660 North Balboa Boulevard

Case No.: ZA-2019-2956-CU-ZAD-SPR

CEQA No.: ENV-2019-2957-CE

Hearing Held By: Associate Zoning Administrator,
Expedite Processing Section

Date: Tuesday, October 15, 2019

Time 10:50 a.m.

Place: Marvin Braude Building,
First Floor Conference Room
6262 Van Nuys Boulevard
Van Nuys, CA 91401

Staff Contact: JoJo Pewsawang, City Planner
200 North Spring Street, Room 763
Los Angeles, CA, 90012
JoJo.Pewsawang@lacity.org
213-978-1214

Council No: 6 – Martinez

Related Cases: N/A

Plan Area Reseda-West Van Nuys

Zone(s): M2-1

Plan Overlay: N/A

Land Use: Light Manufacturing

Applicant: Andres Friedman, Public Storage

Representative: Francis Park, Park & Velayos
LLP

PROPOSED PROJECT:

The demolition of an existing 89,243 square-foot mini-warehouse facility and the construction, use, and maintenance of a new 252,482 square-foot mini-warehouse facility. The new facility will consist of three standalone structures; a 817 square-foot single-story office building fronting Balboa Boulevard, a 10,436 square-foot mini-warehouse building, and a 241,229 square-foot, three-story mini-warehouse building.

REQUESTED ACTION(S):

1. Determine based on the whole of the administrative record, the project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15305 and City CEQA Guidelines, Class 32, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,50, a Conditional Use Permit to allow the storage of household goods in the M2 Zone within 500 feet of the A or R Zone or residential use,
3. Pursuant to LAMC Section 12.24-X,22, a Zoning Administrator's Determination to permit a building height greater than the maximum height otherwise permitted under the Transitional Height provisions in LAMC Section 12.21.1-A,10 of 33 feet for a building located within 50 to 99 feet of a lot classified in the RW1 or a more restrictive zone;
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a project which results in an increase of 50,000 gross square feet or more of nonresidential floor area.

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.**

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 agenzied 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.