



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:** 19000 Rinaldi Street (Primary); 11280 Wilbur Street and 19000 Rinaldi Street (Lot 1 and Parcel A of Tract 28942, Fraction of Lot 181 of Tract 28661)

**Case No.** ZA-2018-5792-ZAD  
**CEQA No.** ENV-2018-5791-CE  
**Held By:** Office of Zoning Administration

**Council District:** 12 - Lee  
**Related Cases:** None

**Date:** December 2, 2019  
**Time:** 130 p.m.  
**Place:** Marvin Braude Building  
First Floor Conference Room  
6262 Van Nuys Boulevard  
Van Nuys CA 91401

**Plan Area** Chatsworth – Porter Ranch  
**Zone:** [T][Q]C2-1L  
**Plan Overlay:** None  
**Land Use:** Neighborhood Office Commercial

**Staff Contact:** Dang Nguyen, Planning Assistant  
6262 Van Nuys Boulevard, Room 430  
Van Nuys CA 91401  
Dang.nguyen@lacity.org  
(818) 374-9903

**Applicant:** John and Tamar Akhoian,  
Hov Hov Holdings, Inc.  
**Representative:** Vladimir Elmanovich,  
VEA Architects

**PROPOSED PROJECT:**

The project proposes the construction, use and maintenance of two (2), two (2)-story commercial office buildings. Building “A” includes two (2)-stories and a maximum height of 50 feet and three (3) inches with approximately 23,800 square-feet of building area. Building “B” includes two (2)-stories with a maximum height of 29 feet and 9 inches and approximately 15,200 square-feet of building area for a combined 39,000 square-feet. The project also includes 118 parking spaces (77 surface parking spaces, 41 garage-level parking spaces), and includes a landscape design that incorporates 36 trees.

**REQUESTED ACTION(S):**

1. An exemption from California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guidelines, Article 19, Section 15332, Class 32 (Infill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption applies pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to Los Angeles Municipal Code Section 12.24 X.22, a Zoning Administrator’s Determination to allow the proposed structures (Buildings “A” and “B”) to exceed the Transitional Height requirements otherwise permitted by LAMC Section 12.21.1 A.10 within the [T][Q]C2-1L Zone for a property that abuts the A-1 Zone.

## **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 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](mailto: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.