



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 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: 9110 North De Soto Avenue

Case No. AA-2018-6443-PMLA
CEQA No. ENV-2018-6444-CE
Held By: Deputy Advisory Agency

Council District: 12 - Lee
Related Cases: None

Date: July 14, 2020

Time: 9:30 a.m.

Plan Area: Chatsworth – Porter Ranch

Zone: (T)(Q)C2-1

Place: In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID19, the meeting will be conducted entirely telephonically by Zoom [<https://zoom.us/>].

Plan Overlay: None

Land Use: Highway Oriented Commercial

Instructions:

To participate by **phone**, dial the number **1-213-338-8477**.

When prompted, enter the Meeting ID No.: **968 1260 3963**, followed by the # (pound sign). Press # again when promoted for Participant ID.

Staff Contact: Andrew Jorgensen, AICP, City Planner
6262 Van Nuys Boulevard #430
Los Angeles, CA 91401
Andrew.jorgensen@lacity.org
(818) 374-9904

Applicant: Haskel Iny, 9110 De Soto Holding, LLC

Representative: Sarah Golden, Rosenheim Associates

PROPOSED PROJECT:

The Proposed Project is the division of one 57,620 gross (55,238 net) square-foot lot into two lots. The subject site is currently developed with an 82,347 square-foot commercial development including 79,847 square-feet of storage uses and a 2,500 square-foot convenience store and gas station. The Proposed Project would retain the existing structures. No construction is proposed.

REQUESTED ACTION(S):

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1, an Exemption from CEQA and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and,
2. Pursuant to Section 17.50 of the Los Angeles Municipal Code (LAMC), a Preliminary Parcel Map to permit the subdivision of one parcel (Assessor Parcel No. 2748-037-028) into two (2) parcels: Parcel A is proposed at 21,787 square-feet in area and Parcel B is proposed at 33,451 square-feet in area. A five-foot dedication along Nordhoff Street and De Soto Avenue, approximately 2,382 square-feet in area, is also proposed as part of dedication requirements.

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.

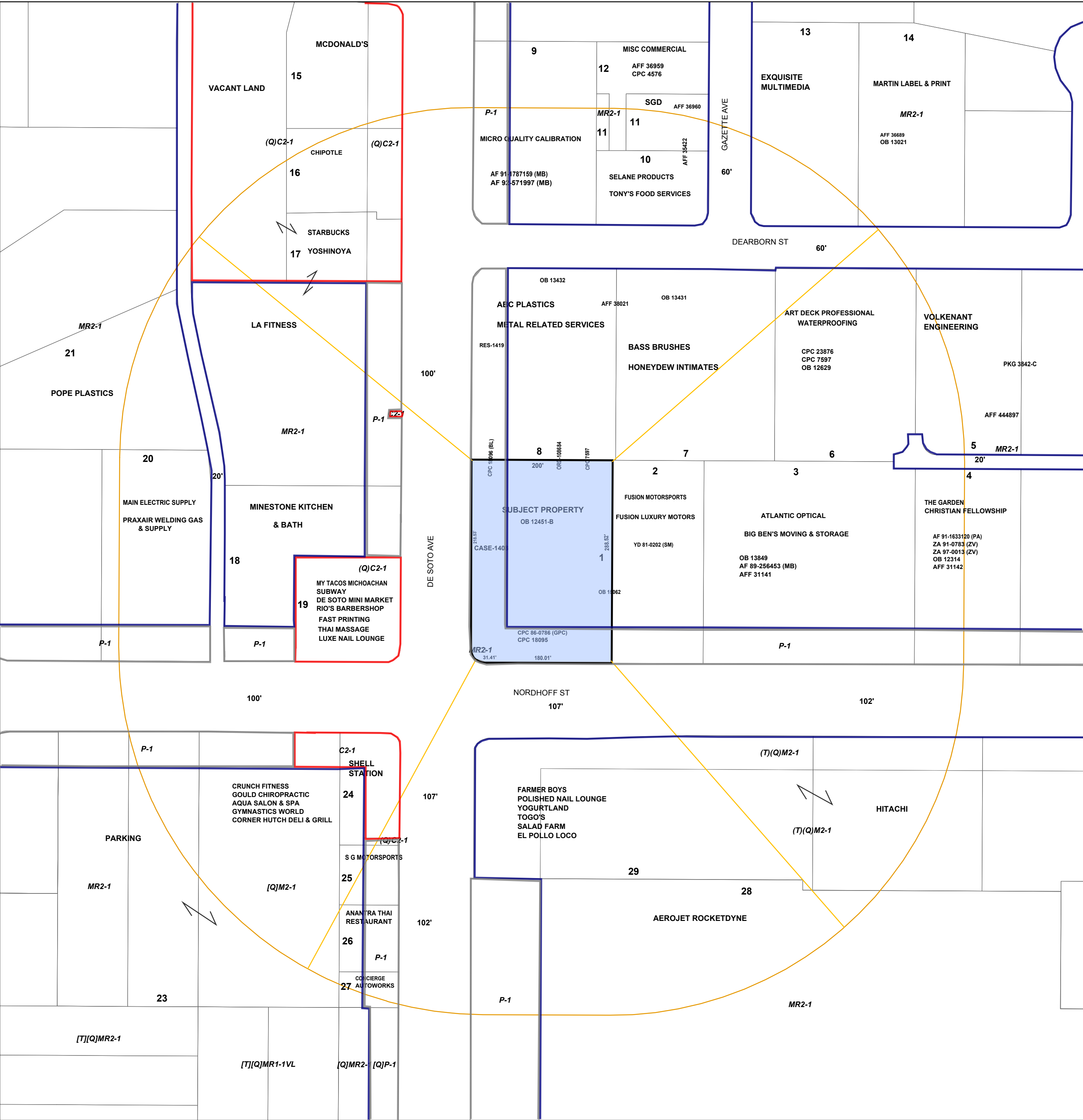
TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

PERSONS WISHING TO PROVIDE PUBLIC COMMENT: When the Agenda item you wish to speak on comes up, please press *9 to "raise your hand". Following the item presentation, Board staff will unmute those wishing to provide public comment and who have "raised their hand" (by pressing *9). When called upon, you can begin to provide public comment for your allotted time. Staff will track your allotted time and give you a warning before the end of your allotted time, subsequently re-muting your line when your allotted time has concluded. Should there be any questions from the Board or Planning staff requiring your response, you will again be unmuted.


REQUIREMENTS FOR SUBMISSION OF MATERIALS: Written materials may be submitted prior to the hearing via email to the staff person listed on this hearing notice. Submissions on the day of the public hearing may not be more than two (2) written pages, including exhibits and must include the case and agenda item number on the cover or first page. Photographs do not count toward the page limitation.

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.



PRELIMINARY PARCEL MAP

<p>PROJECT ADDRESS: 9100 DE SOTO AVE CHATSWORTH, CA 91311 NET ACREAGE: 1.32</p> <p>CENTERPOINT RADIUS MAPS 263 W OLIVE AVE # 193 BURBANK, CA 91502 818.220.5401 centerpointradiusmaps@gmail.com www.centerpointradiusmaps.com DRAWN BY: J BOONE DATE: 10-23-2018</p>	<p>THOMAS BROTHERS: PAGE: 500, GRID: C7</p> <p>LEGAL:</p> <p>LOT: A</p> <p>TRACT: P M 3945</p> <p>M.B: BK 119 - 37</p> <p>BLOCK: NONE</p> <p>MAP SHEET: 198B109</p>	<p>C.D: 12</p> <p>C.T: 1134.21</p> <p>P.A: CHATSWORTH - PORTER RANCH</p> <p>USES: FIELD</p> <p>CASE #: _____</p>	<p>SCALE: 1" = 100'</p> 
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