

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

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: ☒ Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

Hearing By: Deputy Advisory Agency and Hearing Officer
Date: Tuesday, February 7, 2017
Time: 11:00 a.m.
Place: Marvin Braude San Fernando Valley Constituent Services Center
6262 Van Nuys Boulevard, First Floor
Conference Room
Van Nuys, CA 91401

Staff Contact: Heather Bleemers
Phone No.: (213) 978-0092
Email: Heather.Bleemers@lacity.org

Case No.: VTT-74392-CN
CEQA No.: ENV-2016-3077-MND
Related Case: DIR-2016-3076-DRB-SPP-DB-SPR
Council No.: 12 - Englander
Plan Area: Granada Hills-Knollwood
Specific Plan: Granada Hills
Certified NC: Granada Hills North
GPLU: Neighborhood Commercial
Zones: C1-1VL
Applicant: Harridge Development Group
Representative: Rosenheim & Associates, Inc.

PROJECT LOCATION: 11147 N. Woodley Avenue and 16201-16301 W. San Fernando Mission Boulevard

PROPOSED PROJECT: The demolition of the existing commercial buildings and the construction of three buildings containing 440 new residential dwelling units and 64,650 square feet of ground-floor commercial space, containing a total of 497,623 square feet of floor area corresponding to a floor area ratio (FAR) of 1.49:1 within a maximum height of 54 feet. The 440 proposed apartment units would include 22 units for very-low income households. The project would provide 937 vehicle parking spaces and 558 bicycle parking spaces.

REQUESTED ACTION: The Deputy Advisory Agency will consider:

1. Pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code and Section 15097 of the CEQA Guidelines of the California Public Resources Code, adoption of Mitigated Negative Declaration (ENV-2016-3077-MND) and associated Mitigation Monitoring Program; and

2. Pursuant to the Los Angeles Municipal Code Section (LAMC) 17.15, Vesting Tentative Tract Map No. 74392-CN for the merger and subdivision of the subject property into one lot for condominium purposes.

The Hearing Officer will take testimony on:

1. Pursuant to the LAMC Section 11.5.7-C, Project Permit Compliance and Design Review to permit the mixed-use development within the boundaries of the Granada Hills Specific Plan;
2. Pursuant to the LAMC Section 12.22-A.25, a 20% Density Bonus, reserving five percent of the dwelling units for Very Low Income Households, utilizing Parking Option 1 and one on-menu incentive to permit a 20% height increase resulting in a maximum building height of 54 feet in lieu of the otherwise maximum 45 feet, per the Granada Hills Specific Plan; and
3. Pursuant to the LAMC Section 16.05, Site Plan Review for a project resulting in a net increase of more than 50 dwelling units.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

ADVICE TO PUBLIC: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Expedited Processing Section, 200 N. Spring Street, Room 763, Los Angeles, CA 90012 (attention: Heather Bleemers) or emailed to Heather.Bleemers@lacity.org.

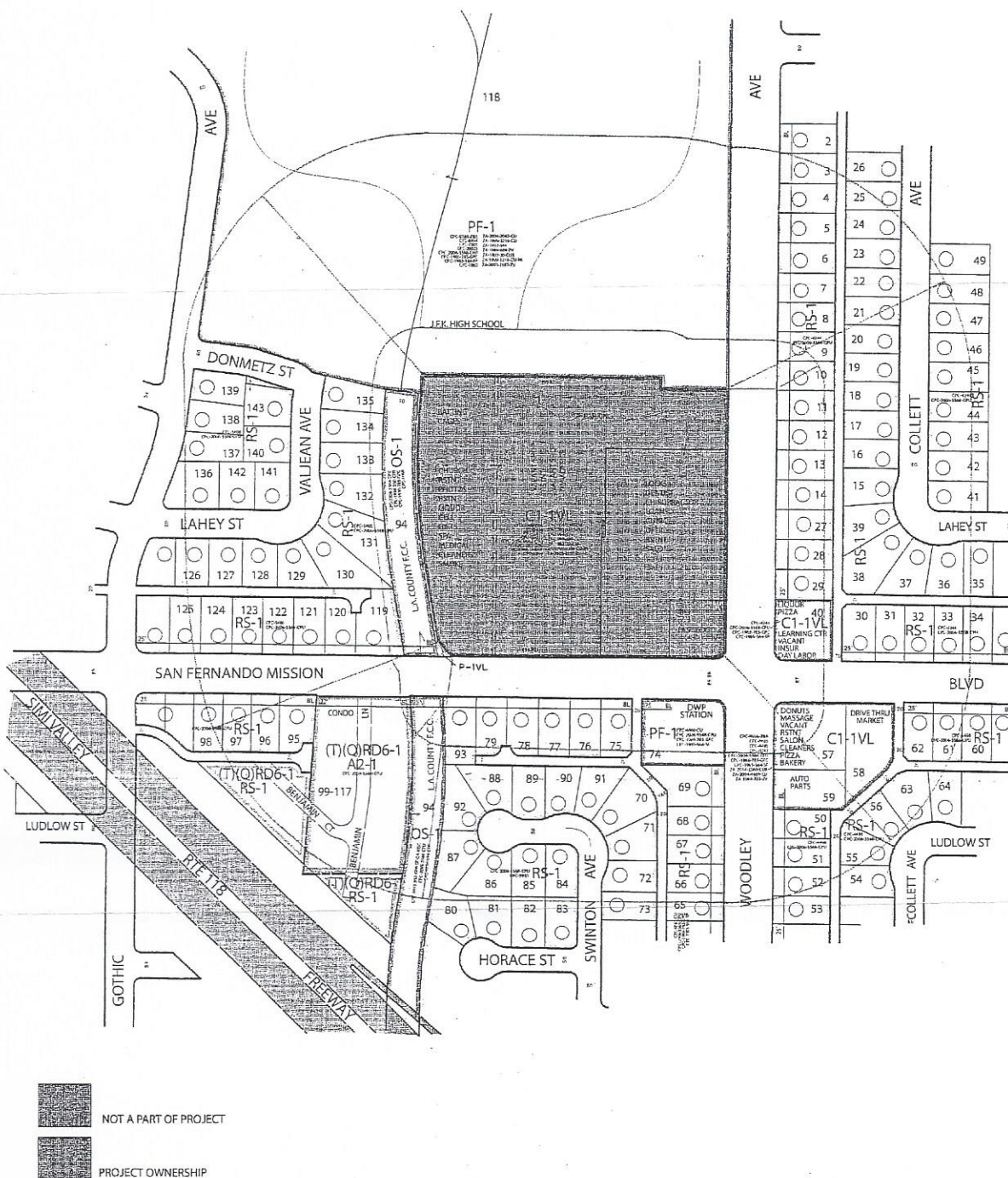
REVIEW OF FILE: Case file VTT-74392-CN, including the applications and environmental assessment, are available for public inspection at this location between the hours of 9:00 a.m. to 5:00 p.m., Monday through Friday. Please call Heather Bleemers at (213) 978-0092 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

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 request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*

Puede obtener información en Español acerca de esta junta llamando al (213) 482-7072



VESTING TENTATIVE TRACT #74392-SITE PLAN REVIEW-DENSITY BONUS-PROJECT PERMIT COMPLIANCE



Quality Mapping Service

14549 Archwood St. Suite 301
Van Nuys, California 91405
Phone (818) 997-7949 - Fax (818) 997-0351
qmapping@qesqms.com

DRAWN BY:

THOMAS BROTHERS
Page: 501 Grid: E2

LEGAL "SEE APPLICATION"

CONTACT: ROSENHEIM AND ASSOCIATES

A.P.N.
2681-011-(035-036, 039-040)

CD: 12
CT: 1093.00
PA: 219 GRANADA HILLS
- KNOLLWOOD
USES: FIELD

SITE ADDRESS
16201-16301 W. SAN FERNANDO
MISSION BLVD

CASE NO:
SCALE: 1"=100'
D.M.: 210B137

PHONE: 818-716-2787

DATE: 8-09-16
Update:

NET AC: 6.28

QMS: 16-290

NORTH