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	**And Occupants:**	☐ Within a 100-Foot Radius
	☒ Within a 500-Foot Radius		☒ Within a 500-Foot Radius
	☐ Abutting a Proposed Development Site	**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: **5502 Penfield Avenue; 5516 Penfield Avenue**

Case No.:	AA-2016-4795-PMLA	**Council No:**	3 – Blumenfield
CEQA No.:	ENV-2016-4796-CE	**Related Cases:**	None
Hearing Held By:	Deputy Advisory Agency		
Date:	**May 23, 2017**	**Plan Area:**	Canoga Park - Winnetka - Woodland Hills - West Hills
Time	**9:30 a.m.**	**Zone:**	RA-1
Place:	Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Boulevard, Room 1B Van Nuys, CA 91401	**Plan Overlay:**	None
		Land Use:	Very Low Residential
Staff Contact:	Valentina Knox-Jones, City Planning Associate 6262 Van Nuys Boulevard, Room 430 Van Nuys, CA, 91401 Valentina.Knox.Jones@lacity.org (818) 374-5038	**Applicant:**	Luis Ochoa & Claudia Ochoa
		Representative:	None

PROPOSED PROJECT:
An application for a Preliminary Parcel Map to create a two-lot subdivision from one 46,207 square-foot parcel zoned RA-1 and designated Very Low Residential in the Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan.

REQUESTED ACTION(S):

1. Pursuant to the provisions of Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment (California CEQA Guidelines Section 15332, Class 15) and which shall therefore be exempt from the provisions of CEQA.

2. Pursuant to the Los Angeles Municipal Code Section 17.50, a Preliminary Parcel Map to permit the subdivision of one parcel into two (2) parcels on a net 46,207 square foot lot in the RA-1 Zone.

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 – If the project involves a Tract or Parcel Map before the Deputy Advisory Agency, please note that the Staff Report normally will be available on-line seven (7) days prior to the Advisory Agency public hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings". Staff Reports are hyperlinked to the case numbers on the hearing schedule.

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to the hearing. Any materials submitted to the Department or the Advisory Agency 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 testimony may be submitted via email, in person or by U.S. mail to the staff identified on the front of this page. Correspondence should 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. **To the extent possible, please also submit all materials electronically (flash drive, CD or via email).**

Regular Submissions - Provide an **original** plus **(3) copies,** and follow the size guidelines above. Written materials not limited as to volume must be received no later than **five (5) days** prior to the public hearing.

Rebuttal Submissions - All written materials in response to the Staff Report and/or additional comments must be submitted no later than **48 hours** before the public hearing. Submissions, including exhibits, shall not exceed ten (10) pages.

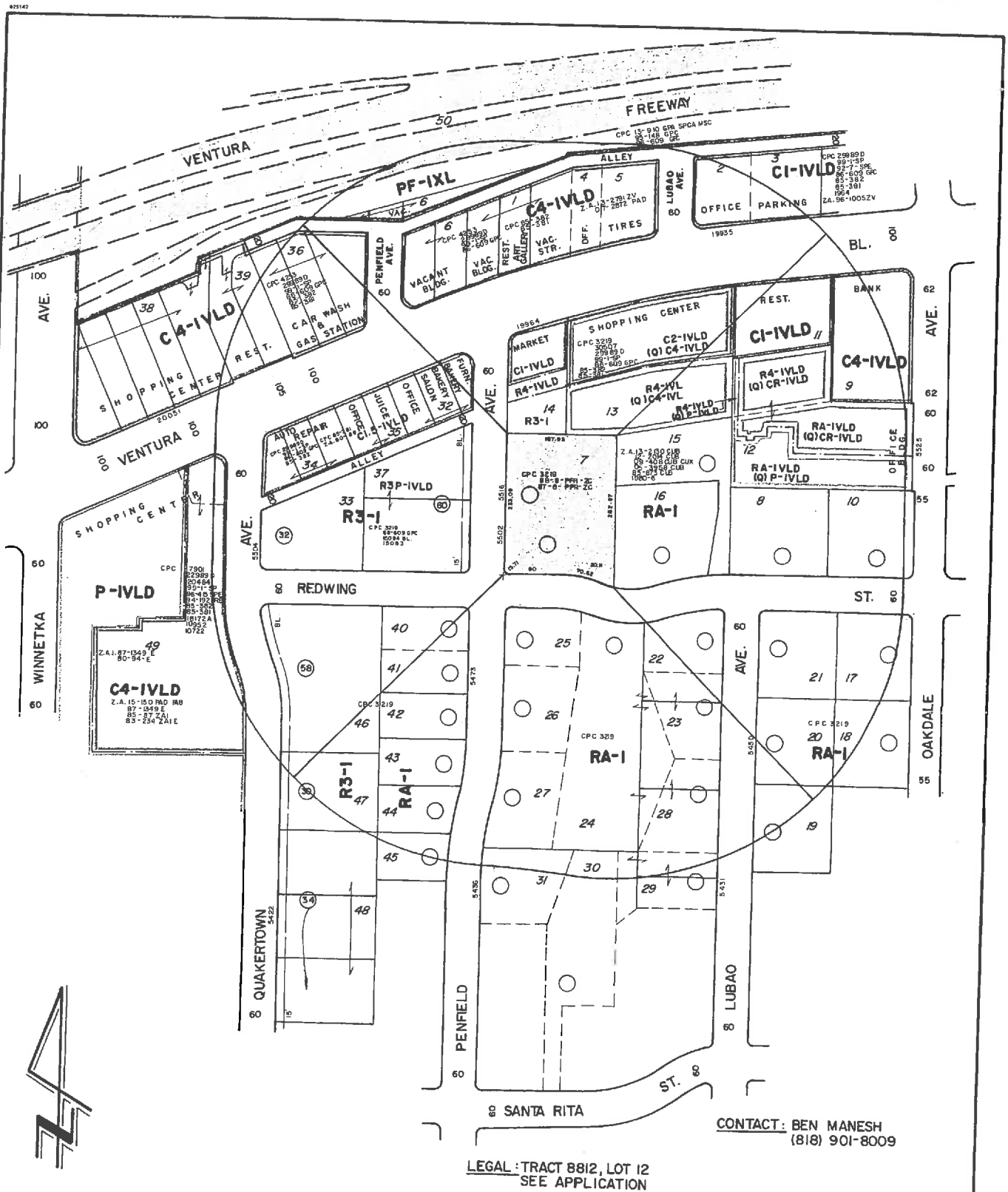
Day of Hearing Submissions - Submissions less than 48 hours prior to, and including the day of the public hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. Notwithstanding, the Deputy Advisory Agency may deviate from this requirement at their discretion.

Non-Complying Submissions - Submissions that do not comply with these rules will be stamped *"File Copy. Non-complying Submission"*. Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Advisory Agency. Notwithstanding, the Deputy Advisory Agency may deviate from this requirement at their discretion.

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 agenized 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 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 auxiliaries 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 written request submitted a minimum of 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. *Otros servicios, como traducción entre inglés a otros lenguajes, pueden estar disponibles cuando se pide por escrito con un mínimo de siete (7) días hábiles avanzados, por correo electrónico: per.planning@lacity.org Este seguro de identificar el idioma que usted necesite. Por favor indique si necesita servicios de traducción oral o en escrito. Si es traducción de un documento escrito, por favor de incluir el documento que necesita ser traducido, como un adjunto al correo electrónico.*



PRELIMINARY PARCEL MAP NO. _____ - _____ NET AC. = 1.07

THOMAS BROS.

PAGE: 560 , GRID: 2/E

C.D. 3 C.T. 1375.01 P.A. 200

CONTINENTAL MAPPING SERVICE
6315 Van Nuys Boulevard, Van Nuys, CA 91401
(818) 787-1663

CASE NO.:
DATE: 11-11-16
SCALE: 1" = 100'
USES: FIELD
D.M.: 174B113

W.O. CMS 16-7056