



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: 3686 & 3688 N. Fredonia Drive

Case No.: VTT-74217-SL

Council No: 4 - Ryu

CEQA No.: ENV-2014-2456-CE

Related Cases: DIR-2016-2455-DRB-SPP-MSP

Hearing Held By:
Deputy Advisory Agency

Date:
Tuesday, June 26, 2018

Plan Area: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass

Time 10:00 a.m.

Zone: RD1.5-1

Place:
Marvin Braude San Fernando Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 1B
Van Nuys, CA 91401

Plan Overlay: Mulholland Scenic Parkway Specific Plan

Land Use: Low Medium Residential

Staff Contact: Alycia Witzling, Planning Assistant
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
alycia.witzling@lacity.com
(818) 374-5044

Applicant: Pam & Joel Fischer

Representative: Pardo Land Use Consultant;
Rick Pardo

PROPOSED PROJECT:

Demolition of two existing, one-story, multi-family residential structures on a 7,281 square-foot lot, and the construction of a new small-lot subdivision with four (4) units with four (4) individual garages of 400 square feet each. The project would result in a total structure maximum of 9,430 square-feet (among four units) and a maximum height of approximately 36 feet. The project includes approximately 1,309 square feet of hardscape, retaining walls, and 941 square feet of porch/patio/breezeway/balcony space. The proposed grading quantities are: 331 Cubic Yards (CUYD) of Cut, 403 CUYD of Fill, 0 CUYD of Export, and 72 CUYD of Import. Related case DIR-2016-2455-DRB-SPP-MSP relates to the construction of the units and will not be heard during this hearing.

REQUESTED ACTION(S):

The Deputy Advisory Agency shall consider:

1. An Exemption from CEQA pursuant to CEQA Guidelines, Title 14 California Code of Regulations, Division 6, Chapter 3, Article 19, Section 15332, 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 the Los Angeles Municipal Code Section 17.03, Vesting Tentative Tract Map No. 74217 to permit the subdivision of one lot into four (4) single-family small lots for the construction of four (4) single family units with attached garages and retaining walls.

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 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.

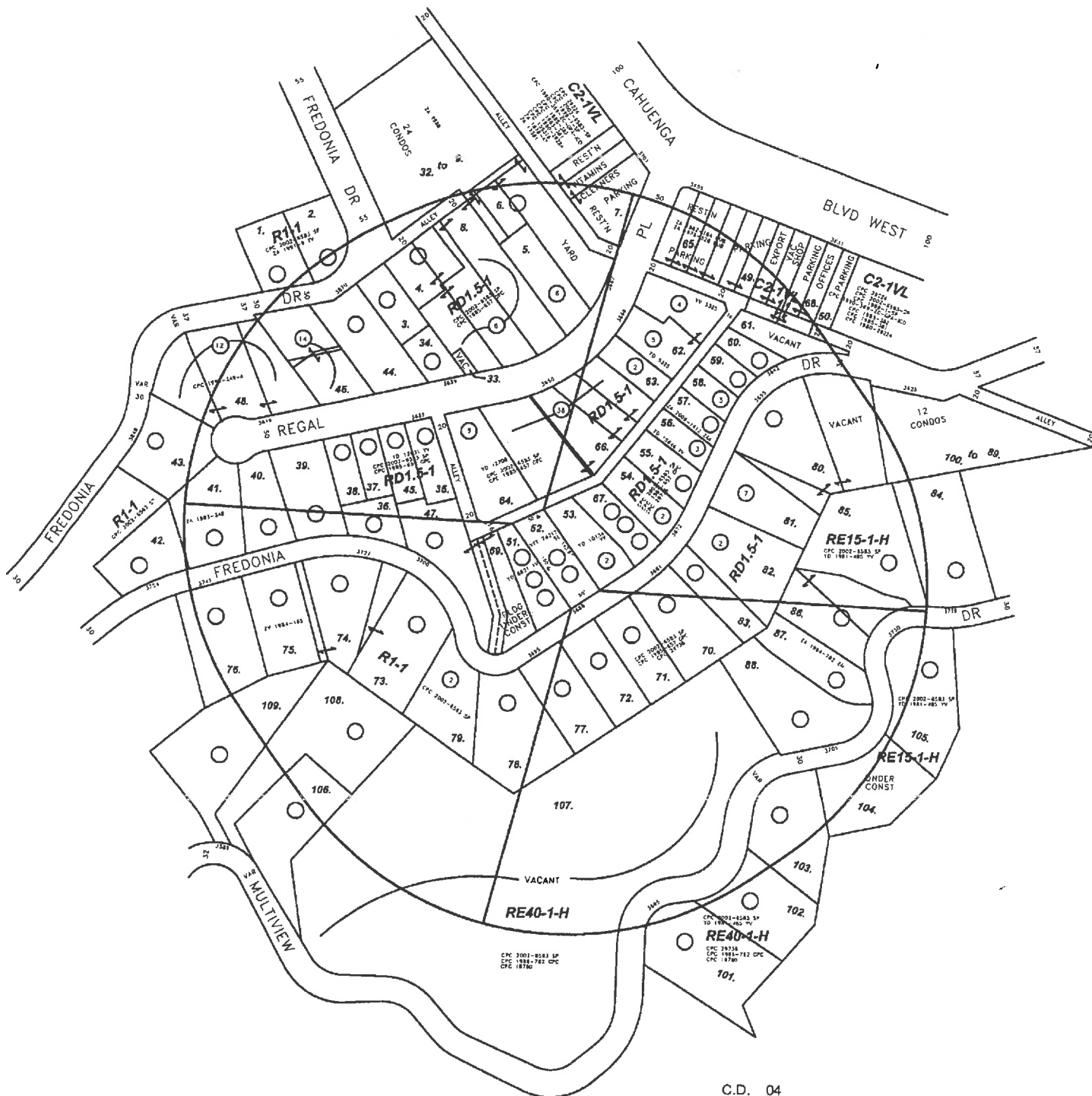
Rebuttal Submissions - All written materials in response to the Staff Report and/or additional comments must be submitted no later than **48 hours** before the public hearing. Submissions, including exhibits, shall not exceed ten (10) pages.

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 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.



C.D. 04
C.T. 1437.00
P.A. SHERMAN OAKS-STUDIO CITY
N.C. HOLLYWOOD HILLS WEST

VESTING TENTATIVE TRACT NO. 74217



RADIUS MAPS ETC

3544 PORTOLA AVENUE
LOS ANGELES CA 90032
TEL/FAX: (323) 221-4555
radiusmapsetc@sbcglobal.net

SITE LOCATION:

3686 N. FREDONIA DRIVE
LOS ANGELES, CA 90068

LEGAL DESCRIPTION:

FRAC LOT 37, (ARB 3) IN TRACT NO.
5593, M.B. 63-62/63. (SEE APPLICATION)

CASE NO.:

REV : 03 - 09 - 2018
DATE: ~~07-05-2016~~
SCALE: 1" = 100'
USES: FIELD
D.M.: 159 B 177
T.B. PAGE: 563 GRID: B-7
APN: 2425-005-018