



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 and/or 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: 15418 BERMUDA STREET AND 10824-10841 SEPULVEDA BOULEVARD**

**Case Nos.:** CPC-2017-627-VZCJ-SPR  
VTT-74855

**CEQA No.:** ENV-2017-628-MND

**Hearing Held By:** Deputy Advisory Agency and Valley Project Planning

**Date:** **March 26, 2019**

**Time:** **10:30 a.m.**

**Place:** Marvin Braude San Fernando Valley  
Constituent Service Center  
First Floor Conference Room  
6262 Van Nuys Boulevard, Room 430  
Van Nuys, CA 91401

**Staff Contact:** Laura Frazin Steele, City Planner  
Valley Project Planning  
6262 Van Nuys Boulevard, Room 430  
Laura.frazinsteel@lacity.org  
(818)347-9919

**Council No:** 7 - Rodriguez

**Related Case(s):** N/A

**Plan Area:** Mission Hills-Panorama City-  
North Hills

**Zone:** (T)(Q)C2-1 and A2P-1

**Plan Overlay:** N/A

**Land Use:** Community Commercial

**Applicant:** John Ackerman

**Representative:** Eric Lieberman  
QES, Inc.

**PROPOSED PROJECT:**

The construction, use, and maintenance of an approximately 58,233 square foot, 52 unit apartment complex, approximately 54.5 feet in height and 4 stories, including a parking garage on the ground floor and 3 stories above the parking garage for one- and two-bedroom residential dwelling units. Of the 52 dwelling units, 6% (4 units) will be set aside for Very Low Income households and 5% (3 units) will be set aside for Extremely Low Income households. The proposed residential apartment building includes 6,175 square feet of common open space (courtyard, community room, and decks), 77 automobile parking spaces and 58 bicycle parking spaces.

**REQUESTED ACTION(S):**

1. The Advisory Agency shall consider, pursuant to CEQA Guidelines Section 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2017-628-MND (“Mitigated Negative Declaration”), and all comments received.
2. Pursuant to Los Angeles Municipal Code Sections 12.32 F and Q, a Vesting Zone Change from (T)(Q)C2-1 and A2P-1 to (T)(Q)RAS4-1.
3. Pursuant to Los Angeles Municipal Code Section 16.05, a Site Plan Review (SPR) for a development project which creates an increase of 50 or more residential dwelling units.
4. Pursuant to Los Angeles Municipal Code Section 17.15, approval of Vesting Tentative Tract Map No. 74855 for the purpose of merger and subdivision to create 3 lots.

## 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](http://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. 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.