

BTC

BETTER TECHNOLOGY CORPORATION

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Los Angeles, CA 90012
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Fax (213) 617-9643

14540 Sylvan St., Ste. A
Van Nuys, CA 91411
(818) 779-8866
Fax (818) 779-8870

MAILING AFFIDAVIT

City Planning Commission
Case No. _____

Deputy Advisory Agency
Tentative Tract No. _____

CF No. CF-09-1388 and 12-0561

Parcel Map No. _____

Zoning Administrator
Case No. _____

Private Street No. _____

Coastal Permit
Case No. _____

Area Planning Commission
Central, Harbor, SV, ELA, SLA, WLA, NV
Case No. _____

Design Review Board
Case No. _____

SITE ADDRESS: 13079 WEST CHANDLER BLVD

I, Kim Gehr certify that I am an employee of BTC, a contractor of the City of Los Angeles, Department of City Planning, State of California, and I did, on the 12th day of JUNE, 2012 mail, postage prepaid, to the applicant and all parties required by the Municipal Code, as detailed on the official ownership list, a notice of hearing, a true copy of which is attached.

- 500-foot radius
- Abutting the subject site
- Owners and Occupants
- Tenant Notice
- 100-foot coastal notice
- State Coastal Commission
- Adjacent City (ies)
- Applicant and Representative (where indicated)
- city Newspaper Notice
- LA Unified School District, LA County Regional Planning
- Caltrans
- Council's Own Initiative
- Metropolitan Transit Authority
- Certified Neighborhood Council (dept. of Neighborhood Empowerment)
- Council Office and Council District Office
- city Homeowners Associations
- Other
- Appellant

There is a regular daily communication and service by mail between the City of Los Angeles and each of the Addresses to which notices were mailed.

Kim Gehr
BTC Hearing Notice Mailing Clerk

CITY OF LOS ANGELES

CALIFORNIA

Office of the
CITY CLERK

JUNE LAGMAY
City Clerk

HOLLY L. WOLCOTT
Executive Officer



Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
General Information - (213) 978-1133
Fax: (213) 978-1040

SHANNON HOPPE
Council and Public Services
Division

www.cityclerk.lacity.org

When making inquiries relative to
this matter, please refer to the
Council File No.

09-1388 and 12-0561

ANTONIO R. VILLARAIGOSA
MAYOR

ZA-2007-4635-CU-ZV-ZAA-ZAI-1A
CD 5

June 1, 2012

NOTICE TO PROPERTY OWNERS/OCCUPANTS WITHIN A 500-FOOT RADIUS

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing on **Tuesday, June 26, 2012**, at approximately **2:30 p.m.** or soon thereafter in the Board of Public Works Edward R. Roybal Hearing Room 350, City Hall, 200 North Spring Street, Los Angeles, CA 90012, to consider related California Environmental Quality Act determinations (ENV-2007-1099-MND) and appeals filed by Rabbi Aaron Abend, Chabad of North Hollywood (Benjamin Reznik, Jeffer Mangels Butler and Mitchell, LLP, Representative), Mitchell L. Ramin and Jeff Gantman from the determination of the Zoning Administrator decision 1) pursuant to Los Angeles Municipal Code (LAMC) Section 12.21-A,2, for the dismissal of a Zoning Administrator's Interpretation that the R1-1 Zone applies to the vacated portion of Chandler Boulevard per Resolution to Vacate No. 07-1400957 adopted April 27, 2007 and recorded July 27, 2007 inasmuch as said action is consistent with Section 12.30-F of the LAMC and an interpretation is not necessary as the zoning maps for the vacated portion have already been updated to reflect the R1 Zone; 2) pursuant to Charter Section 562 and LAMC Section 12.27-B, for denial of a variance from Section 12.21.1 of the LAMC to permit a building height of 37 feet for a religious facility in lieu of the 33 feet otherwise permitted in the R1 Zone or in lieu of the 28 feet permitted in the R1 Zone when the roof of the uppermost story of a building has a slope which is less than 25 percent; and, 3) pursuant to LAMC Section 12.24-W,9, for the approval of a conditional use to permit the construction, use and maintenance of a religious facility in the R1 Zone; and 4) pursuant to Charter Section 562 and LAMC Section 12.27-B, the approval of a variance from Section 12.21-A,4(e) of the LAMC as modified by this action to permit 5 parking spaces in lieu of 68 spaces required (1 per 35 square feet of assembly space) in conjunction with a maximum permitted assembly space of 2,400 square feet (which shall include Synagogue and Multi-Purpose Room space) instead of the applicant's request for a variance to permit 5 parking spaces in lieu of 104 spaces required (1 per 35 square feet of assembly space) in conjunction with the applicant's proposed maximum assembly space of 3,654 square feet (2,366 square-foot Synagogue plus 1,288 square-foot Multi-purpose Room); and, a variance from Section 12.21-A,6(d) of the LAMC to permit no wall enclosure for the parking area; and, 5) pursuant to LAMC Section 12,28, approval for an adjustment from Section 12.08-C,1 of the LAMC, as modified by this action, to permit a minimum front yard setback along Ethel Avenue of 10 feet in lieu of the 20 feet otherwise required instead of the applicant's request to provide a varying front yard setback between 2 feet and 10 feet 10 inches in lieu of the 20 feet required; and, an adjustment from Section 12.08-C,2 of the LAMC to permit a northerly side yard adjoining MTA property of zero feet in lieu of the 7 feet otherwise required for a four-story building (with a habitable basement which counts as a story), and an adjustment from Section 12.08-C,2 of the LAMC, as modified by this action, to permit a minimum southerly side yard adjoining Chandler Boulevard of 6 feet in lieu of the 7 feet otherwise required for a four-story building (with a habitable basement which counts as a story) instead of the applicant's request to provide a southerly side yard setback varying from 2 feet to 10 feet 2 inches; in connection with the construction of a new three-story building in the R1-1 Zone for use as a religious facility, a neighborhood synagogue with associated religious instruction and community activities for property located at 13079 West Chandler Boulevard.

QMS #12-101 PAGE 1
OWNERSHIP LIST MAY 24, 2012

1)
CHABAD OF THE VALLEY INC
13079 CHANDLER BLVD
SHERMAN OAKS CA 91401-6117

2)
GREEN GERALD & VIRGINIA
13135 CHANDLER BLVD
SHERMAN OAKS CA 91401-6040

3)
GHAFFARI ABOLGASSEM
13129 CHANDLER BLVD
SHERMAN OAKS CA 91401-6040

4)
RAMIN MITCHELL L & THERESA J
12400 VENTURA BLVD #202
STUDIO CITY CA 91604-2406

5)
NOOPAKOON BUNYATI
13109 CHANDLER BLVD
SHERMAN OAKS CA 91401-6040

6)
BORENSTEIN JACOB B & RENEE M
13170 CUMPSTON ST
SHERMAN OAKS CA 91401-6043

7)
TULLER JOSHUA & BLIMA
13151 CHANDLER BLVD
SHERMAN OAKS CA 91401-6040

8)
NATHAN CHAIM & LEAH
859 N VIRGIL AVE #B
LOS ANGELES CA 90029-2981

9)
LUFTMAN MICHAEL B & LANA & LANA /TR
13126 ALBERS ST
SHERMAN OAKS CA 91401-6002

10)
MORIAH & SHILOH LLC
13122 ALBERS ST
SHERMAN OAKS CA 91401-6002

11)
SILVER PHILLIP L & MARILYN
13120 ALBERS ST
SHERMAN OAKS CA 91401-6002

12)
MARKS ROGER & LISA
13116 ALBERS ST
SHERMAN OAKS CA 91401-6002

13)
SALAMON MIKI T & JOYCE K & JOYCE /TR
13112 ALBERS ST
SHERMAN OAKS CA 91401-6002

14)
GOLDBERG SARAH A
13108 ALBERS ST
SHERMAN OAKS CA 91401-6002

15)
SCHWARTZ CANDICE N
13100 ALBERS ST
SHERMAN OAKS CA 91401-6002

16)
MALIK ELI & NOMI
5445 ETHEL AVE
SHERMAN OAKS CA 91401-5413

17)
GARNER ANDRE & BARBARA & TRUST
5429 ETHEL AVE
SHERMAN OAKS CA 91401-5413

18)
ADAMS WILLIAM
13701 RIVERSIDE DR #8TH
SHERMAN OAKS CA 91423-2430

19)
WEST LAKE FAMILY TRUST
5435 ETHEL AVE
SHERMAN OAKS CA 91401-5413

20)
REHMAN ALEX
5441 ETHEL AVE
SHERMAN OAKS CA 91401-5413

21)
FRANKEL DAVEE TOBI
5441 LEGHORN AVE
SHERMAN OAKS CA 91401-5424

22)
WALLACE MICHAEL & MURIEL & TRUST
13001 CUMPSTON ST
SHERMAN OAKS CA 91401-5420

23)
DAGLIAN PETROS & SIRVARD
13009 CUMPSTON ST
SHERMAN OAKS CA 91401-5420

24)
COHEN SHIRLEY A & TRUST
13017 CUMPSTON ST
SHERMAN OAKS CA 91401-5420

25)
SOLOMON RUEBEN & MYRTLE & FAMILY
13023 CUMPSTON ST
SHERMAN OAKS CA 91401-5420

26)
LEVINSON DAVID A & JOAN P & FAMILY
5444 WORTSER AVE
SHERMAN OAKS CA 91401-5438

27)
DANON MICHAEL & BARBARA & M & B /TR
5447 WORTSER AVE
SHERMAN OAKS CA 91401-5432

QMS #12-101 PAGE 2
OWNERSHIP LIST MAY 24, 2012

28)
LINDEN ROBERT & DANIELLA
5441 WORTSER AVE
SHERMAN OAKS CA 91401-5432

31)
VELA JOSE G & PAULINE E
18255 BERMUDA ST
NORTHRIDGE CA 91326-3203

34)
LIPSON VALERIE P
5450 ETHEL AVE
SHERMAN OAKS CA 91401-5412

37)
GREENBERG SCOTT & RACHEL A
5456 ETHEL AVE
SHERMAN OAKS CA 91401-5412

40)
SCHOR OF EVERS FAMILY TRUST
5417 WORTSER AVE
SHERMAN OAKS CA 91401-5432

43)
LOS ANGELES COUNTY M T A
ONE GATEWAY PLAZA
PO BOX 194 - MAILROOM
LOS ANGELES CA 90053

46)
TRAKHMAN ALEXSANDR TRUST
5420 WORTSER AVE
SHERMAN OAKS CA 91401-5431

49)
MUHLSTEIN STEVEN
1300 E PLEASANT VALLEY RD #104
OXNARD CA 93033-1168

52)
ABELS ELVIN J & EDITH & TRUST
12950 CUMPSTON ST
SHERMAN OAKS CA 91401-5418

29)
FAGIN LETHE R
5435 WORTSER AVE
SHERMAN OAKS CA 91401-5432

32)
MINTZ PHILIP & SARAH
5434 ETHEL AVE
SHERMAN OAKS CA 91401-5412

35)
RECALDE RAUL & EUGENIA & TRUST
5444 ETHEL AVE
SHERMAN OAKS CA 91401-5412

38)
GANTMAN JEFFREY
5455 WORTSER AVE
SHERMAN OAKS CA 91401-5432

41)
EDLEFSEN THEODORE D & CAROL L
5411 WORTSER AVE
SHERMAN OAKS CA 91401-5432

44)
NAGEL PETER J
5412 WORTSER AVE
SHERMAN OAKS CA 91401-5431

47)
LANDE KANIZO ROBIN F
13012 CUMPSTON ST
SHERMAN OAKS CA 91401-5419

50)
ARJE ROBERT I & LISA
12960 CUMPSTON ST
SHERMAN OAKS CA 91401-5418

53)
NICHOLAS BEATRICE R
13015 CHANDLER BLVD
SHERMAN OAKS CA 91401-6117

30)
KNAFLA TERI F
23131 LOCUST RIDGE CIR
VALENCIA CA 91354-2015

33)
LARENAS FELIPE
5436 ETHEL AVE
SHERMAN OAKS CA 91401-5412

36)
MOSHE NETANEL
5440 ETHEL AVE
SHERMAN OAKS CA 91401-5412

39)
JOSEPH HASKEL M & RAMAH K
5420 ETHEL AVE
SHERMAN OAKS CA 91401-5412

42)
MOHLER WENDALL D & AN OLIVIA O
5408 WORTSER AVE
SHERMAN OAKS CA 91401-5431

45)
MASTRO ROBERT A
5416 WORTSER AVE
SHERMAN OAKS CA 91401-5431

48)
LEVY BRENDA J & B J & J C /TR
13006 CUMPSTON ST
SHERMAN OAKS CA 91401-5419

51)
WACOW STANLEY & GAILE I & FAMILY
12954 CUMPSTON ST
SHERMAN OAKS CA 91401-5418

54)
VARGAS LUIS C
13007 CHANDLER BLVD
SHERMAN OAKS CA 91401-6117

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OWNERSHIP LIST MAY 24, 2012

55)
CHARASH NAFTALI A
13001 CHANDLER BLVD
SHERMAN OAKS CA 91401-6117

56)
FEUERSTEIN SEYMOUR & LIBA & TRUST
12961 CHANDLER BLVD
SHERMAN OAKS CA 91401-6115

57)
FREYLICHER ALEXANDER
12959 CHANDLER BLVD
SHERMAN OAKS CA 91401-6115

58)
TURELL BRADLEY E & LAUREL S
5344 LEGHORN AVE
SHERMAN OAKS CA 91401-6157

59)
BERMAN MICHAEL L & LYNN
5332 LEGHORN AVE
SHERMAN OAKS CA 91401-6157

60)
VENETTI CLARICE
13000 CHANDLER BLVD
SHERMAN OAKS CA 91401-6116

61)
ALIABADI MANSOUR M
16675 OLDHAM ST
ENCINO CA 91436-3705

62)
NUNEZ RODOLFO O & H L TRUST
13014 CHANDLER BLVD
SHERMAN OAKS CA 91401-6116

63)
GREENFIELD BARRY L
10960 WILSHIRE BLVD #1900
LOS ANGELES CA 90024-3805

64)
LEVI EDWARD & MIRIAM TRUST
13016 CHANDLER BLVD
SHERMAN OAKS CA 91401-6116

65)
BARBAS SANFORD W & MARY A
5334 WORTSER AVE
SHERMAN OAKS CA 91401-6162

66)
GREENFIELD BARRY
10960 WILSHIRE BLVD #1900
LOS ANGELES CA 90024-3805

67)
NUYEN ROBIN J
5320 WORTSER AVE
SHERMAN OAKS CA 91401-6162

68)
KAPLAN AVRAM & SUZANA A
5314 WORTSER AVE
SHERMAN OAKS CA 91401-6162

69)
BROWN ELAINE A
5325 LEGHORN AVE
SHERMAN OAKS CA 91401-6158

70)
WINTERS PATRICIA A
5323 LEGHORN AVE
SHERMAN OAKS CA 91401-6158

71)
APPEL DAVID & BETH S
13026 CHANDLER BLVD
SHERMAN OAKS CA 91401-6116

72)
LUKE DOROTHY A
13026 CHANDLER BLVD
SHERMAN OAKS CA 91401-6116

73)
HERZIG CHARLOTTE
5336 ETHEL AVE
SHERMAN OAKS CA 91401-6152

74)
KUSATSU CLYDE & GAYLE & FAMILY
5332 ETHEL AVE
SHERMAN OAKS CA 91401-6152

75)
ERLANGER BERNARD J
5326 ETHEL AVE
SHERMAN OAKS CA 91401-6152

76)
PACIFICI JOHN L & CAROL M
5322 ETHEL AVE
SHERMAN OAKS CA 91401-6152

77)
KRUER ALBERT C & A C & D WARREN /TR
5316 ETHEL AVE
SHERMAN OAKS CA 91401-6152

78)
KALLEN DANIEL & LESLIE B
5323 WORTSER AVE
SHERMAN OAKS CA 91401-6162

79)
STEINBERG LESLIE R
5319 WORTSER AVE
SHERMAN OAKS CA 91401-6162

80)
PERCHIK EYAL & DEBORAH F
5313 WORTSER AVE
SHERMAN OAKS CA 91401-6162

81)
BLOOM EILEEN
5329 WORTSER AVE
SHERMAN OAKS CA 91401-6162

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OWNERSHIP LIST MAY 24, 2012

82)
HERMEL JERRY & SHEILA F & FAMILY
5333 WORTSER AVE
SHERMAN OAKS CA 91401-6162

83)
WEIR CARMEN
13036 CHANDLER BLVD
SHERMAN OAKS CA 91401-6116

84)
MAUER NAOMI
13050 CHANDLER BLVD
SHERMAN OAKS CA 91401-6116

85)
TEICHMAN SAMUEL & TURID & FAMILY
5511 ALCOVE AVE
VALLEY VILLAGE CA 91607-1923

86)
ROSENBERG FRADELLE R & C & F
462 DANIELS DR
BEVERLY HILLS CA 90212-4218

87)
MANOPLA-ROSEN FAMILY TRUST
13116 CHANDLER BLVD
SHERMAN OAKS CA 91401-6039

88)
SCHLESINGER CYNTHIA E
13115 MARGATE ST
SHERMAN OAKS CA 91401-6025

89)
WARREN RONALD L
13107 MARGATE ST
SHERMAN OAKS CA 91401-6025

90)
BERNSTEIN JOSEPH M & JANET L
5335 ETHEL AVE
SHERMAN OAKS CA 91401-6154

91)
SPENCER THOMAS
13101 MARGATE ST
SHERMAN OAKS CA 91401-6025

92)
GLICKMAN-YANEZ FAMILY TRUST
13123 MARGATE ST
SHERMAN OAKS CA 91401-6025

93)
MUSCATEL ERIC
5351 MARY ELLEN AVE
SHERMAN OAKS CA 91401-6003

94)
ISKHAKOV MIKHAIL
5345 MARY ELLEN AVE
SHERMAN OAKS CA 91401-6003

95)
SILVERMAN B A & F B & FAMILY
13132 KUEN PL
SHERMAN OAKS CA 91401-6042

96)
HALPERN TROY
2112 GUTHRIE DR
LOS ANGELES CA 90034-1028

97)
JOSOVICZ PHILIP & FAMILY
5344 MARY ELLEN AVE
SHERMAN OAKS CA 91401-6010

98)
YEPREMIAN LEVON
5348 MARY ELLEN AVE
SHERMAN OAKS CA 91401-6010

99)
GARRY MICHAEL & SYBIL & FAMILY
5350 MARY ELLEN AVE
SHERMAN OAKS CA 91401-6010

100)
RATNER STAUBER JACQUELINE A
13110 CHANDLER BLVD
SHERMAN OAKS CA 91401-6039

101)
NARGUIZIAN JOHN & TRUST
13138 CHANDLER BLVD
SHERMAN OAKS CA 91401-6051

SHERMAN OAKS
NEIGHBORHOOD COUNCIL
PO BOX 5721
SHERMAN OAKS CA 91413

CALTRANS - DISTRICT 7
DEPT. OF TRANSPORTATION
100 S. MAIN STREET
LOS ANGELES, CA 90012

L.A. UNIFIED SCHOOL DISTRICT
PLANNING & RESEARCH DIVISION
333 S. BEAUDRY AVE., 23RD FL.
LOS ANGELES, CA 90017-1466

ALEX DEGOOD
JMBM
1900 AVENUE OF THE STARS, 7TH FLR
LOS ANGELES CA 90067

12-101
QUALITY MAPPING SERVICE
14549 ARCHWOOD ST #301
VAN NUYS CA 91405

Fifth Council District
Councilmember Paul Koretz
200 N. Spring Street, Room 440
Mail Stop: 208

City Planning Department
Zoning Administration
Lourdes Green
200 N. Spring Street, 7th Floor
Mail Stop: 395

Jeffer Mangels Butler and Mitchell
Benjamin Reznik
1900 Avenue of the Stars
Los Angeles, CA 90067

Mitchell L. Ramin
13123 Chandler Boulevard
Sherman Oaks, CA 91401

C.D. 5
WEST LOS ANGELES FIELD OFFICE
822 S ROBERTSON BL # 102
LOS ANGELES CA 90035

CD5
Councilperson Paul Koretz
200 N Spring St rm 440
Los Angeles Ca 90012

C.D. 5
VALLEY FIELD OFFICE
15760 VENTURA BLVD # 1020
ENCINO CA 91436

SHERMAN OAKS NEIGHBORHOOD
COUNCIL
P.O BOX 5721
SHERMAN OAKS CA 91413

QMS #12-101 PAGE 1
OCCUPANT LIST MAY 24, 2012

4)
OCCUPANT
13123 CHANDLER BLVD
SHERMAN OAKS CA 91401

4)
OCCUPANT
13125 CHANDLER BLVD
SHERMAN OAKS CA 91401

8)
OCCUPANT
13141 CHANDLER BLVD
SHERMAN OAKS CA 91401

18)
OCCUPANT
5431 ETHEL AVE
SHERMAN OAKS CA 91401

30)
OCCUPANT
5429 WORTSER AVE
SHERMAN OAKS CA 91401

31)
OCCUPANT
5421 WORTSER AVE
SHERMAN OAKS CA 91401

32)
OCCUPANT
5430 ETHEL AVE
SHERMAN OAKS CA 91401

49)
OCCUPANT
13000 CUMPSTON ST
SHERMAN OAKS CA 91401

61)
OCCUPANT
5343 LEGHORN AVE
SHERMAN OAKS CA 91401

63)
OCCUPANT
5335 LEGHORN AVE
SHERMAN OAKS CA 91401

66)
OCCUPANT
5330 WORTSER AVE
SHERMAN OAKS CA 91401

85)
OCCUPANT
5350 ETHEL AVE
SHERMAN OAKS CA 91401

86)
OCCUPANT
5344 ETHEL AVE
SHERMAN OAKS CA 91401

96)
OCCUPANT
13130 KUEN PL
SHERMAN OAKS CA 91401

101)
OCCUPANT
13131 KUEN PL
SHERMAN OAKS CA 91401