

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-14-1196 ✓

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: 6340-6346 WEST SISTER ELSTE DRIVE

I, Kim Gehl 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 19th day of SEPTEMBER, 2014 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 SEE ATTACHED LIST
- Appelant

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 Gehl
BTC Hearing Notice Mailing Clerk

HOLLY L. WÓLCOTT
CITY CLERK

City of Los Angeles
CALIFORNIA

OFFICE OF THE
CITY CLERK

GREGORY R. ALLISON
EXECUTIVE OFFICER

COUNCIL AND PUBLIC SERVICES
DIVISION
200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213) 978-1040

SHANNON HOPPE
DIVISION MANAGER

www.clerk.lacity.org

When making inquiries relative to
this matter, please refer to the
Council File No.
14-1196



ERIC GARCETTI
MAYOR

September 19, 2014

CD 7

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, November 4, 2014**, 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 a Mitigated Negative Declaration and related California Environmental Quality Act findings, and an appeal filed by Joseph W. Barrett on behalf of the Sunland-Tujunga Alliance, Inc., from part of the decision of the North Valley Area Planning Commission in sustaining the Zoning Administrator's actions listed below, for property located at 6340-6346 West Sister Elsie Drive.

1. Approve a Zone Variance granting the construction, use, and maintenance of a 2,400 square-foot single-family dwelling and attached two-car garage in lieu of the Maximum Residential Floor Area of 1,147 square-feet as required under Los Angeles Municipal Code (LAMC) Section 12.21-C,10(b)(2).
2. Determine, pursuant to LAMC Section 12.24-X,28, the granting of construction of a 2,400 square foot single-family dwelling and attached garage fronting on a street that is less than 20 feet wide and less than 20 feet wide from the driveway apron to the end of the Hillside Boundary as required under LAMC Section 12.21-C10(i)(2) and (3).
3. Determine the granting of a reduced front yard setback of 0 feet in lieu of the required 5 feet and a reduced east side yard of 5 feet 8 inches in lieu of the 12 feet as required under LAMC Sections 12.21-C,10(a)(2) and 12.21-C,10(a).
4. Determine the granting of a height of 36 feet in lieu of 30 feet as required under LAMC Section 12.21-C10(d).

Applicant: Ali Akbar Mahdi
Representative: Oscar Ensafi, Approved Plans, Inc.

Case No. ZA-2012-3329-ZV-ZAD-1A

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012. In addition, you may wish to view the contents of Council file No. 14-1196 by visiting: <http://www.lacouncilfile.com>.

Please be advised that the PLUM Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

Sharon Gin, Legislative Assistant
Planning and Land Use Management Committee
213-978-1074

Note: If you challenge this proposed 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 delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.

14-1196_itr_plum_9-19-14

OWNER
ALI AKBAR MAHDI
22194 CARISSA CT.
WOODLAND HILLS, CA. 91367

2
MELIND BEGIAN
6339 DAY ST.
TUJUNGA, CA 91042

3
LIN MARTIN
6353 DAY ST.
TUJUNGA, CA 91042

4
ZUNDEL, RAYMOND
6358 SISTER ELSIE
TUJUNGA, CA 91042

5
SAGLAYAN LAM
6361 DAY ST.
TUJUNGA, CA 91042

6
LAN CHI
6405 DAY ST.
TUJUNGA, CA 91042

7
PALMER, SHIRLEY
6401 DAY ST.
TUJUNGA, CA 91042

8
LA FLOOD CONTROL
500 TEMPLE ST.
LA, CA. 90012

9
WILSON, KATHRYN
6373 SISTER ELSIE DR.
TUJUNGA, CA 91042

10
CHAABAN FAMILY TRUST
P.O. BOX 66291
LA., CA. 90066

11
DAVIS MIKE
4540 SAN BLAS AVE.
WOODLAND HILLS, CA. 91364

12
BATAYNEH, SULTAN
6355 SISTER ELSIE DR.
TUJUNGA, CA. 91042

13
REED, GREGORY
6249 GYRAL DR.
TUJUNGA, CA 91042

14
SCHULTZ, ALAN
6253 GYRAL DR.
TUJUNGA, CA 91042

15
MILANA, PAOLINA
6259 GYRAL DR.
TUJUNGA, CA 91042

16
RUIZ SYLVIA
1588 CARSON ST.
PASADENA, CA. 91106

17
TIM, ROHAN
2914 HERMOSA AVE.
LA CRESCENTA, 91214

18
FLYER, JONATHAN
810 N. WHITTIER DR.
BEVERLY HILLS, CA 90210

19, 34
RASSP, HERMAN
P.O. BOX 6548
BURBAK, CA. 91510

20
CHA, GUN TR
12039 EDDLESTON DR.
PORTER RANCH, CA. 91326

21
PERRISEAU, MARVIN
10360 SHERMAN GROVE AVE.
SUNLAND, CA 91040

22
HEMENE, AFTON
6347 BROADACRE DR.
SUN VALLEY, CA. 91352

23
TISSUE, DOROTHY TR,
18484 LITTLE THRUSH CT.
SALINAS, CA 93908

24
BOURLAND, LANDUS
8916 CARSON ST.
CULVER CITY, CA. 90232

25
PARKER, WALTER
28900 MULHOLLAND HWY
AGOURA HILLS, CA 91301

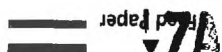
26
KARLSON, NANCY
6245 GYRAL DR.
TUJUNGA, CA 91042

27
GRAUSAM, ZACHARY
6237 GYRAL DR.
TUJUNGA, CA 91042

28
CIEMNY, DAVID
6221 GYRAL DR.
TUJUNGA, CA 91042

29
GEERKEN, ANDREW
6280 GYRAL DR.
TUJUNGA, CA 91042

30
HENDERSON, KATHLEEN
6270 GYRAL DR.
TUJUNGA, CA 91042



31

NIZAM BASHAR
P.O. BOX 1263
SANTA MONICA, CA 91408

32

THURN, NELSON
6205 GYRAL DR.
TUJUNGA, CA 91042

33

DELSON INVESTMENT CO.
9735 WILSHIRE BLVD #122
BEVERLY HILLS, CA. 90212

35

TARPINIAN GARO
2804 HERMOSA AVE.
LA CRESCENTA, CA. 91212

36

GARCIA JOSE
8675 CALMOSA AVE.
WHITTIER, CA. 90605

37

KAZARIAN BROTHERS LLC
1685 E. WALNUT ST.
PASADENA, CA. 91108

38

HERNANDEZ, POLI
8029 ELLENBOGEN ST.
SUNLAND, CA 91040

39

MOSSES OFIK
6388 DAY ST.
TUJUNGA, CA 91042

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SOLIMAN, AMINA
6386 DAT ST.
TUJUNGA, CA 91042

41

VANDERFORD, MAILE
6393 VALMONT ST.
TUJUNGA, CA 91042

42

BIFFNA, ARNOLD
6387 VALMONT ST.
TUJUNGA, CA 91042

43

BOUGHIS, NASIR
6381 VALMONT ST.
TUJUNGA, CA 91042

44

CADY, ROBERT
10050 MARNICE AVE.
TUJUNGA, CA 91042

45

DINGIZIAN, SONIA
10408 WHEATLAND AVE
SUN VALLEY, CA 91040

46

GRAY, WILLIAM
6386 DAY ST.
TUJUNGA, CA 91042

47

RIVERA, RAYE
6360 DAY ST.
TUJUNGA, CA 91042

48

KIM, SANG
6356 DAY ST.
TUJUNGA, CA 91042

49

TAHMASSIAN, ROBAN
6354 DAY ST.
TUJUNGA, CA 91042

50

TSATURYAN, VAGE
6344 DAY ST.
TUJUNGA, CA 91042

51

TOLENTINO, JOSE
6334 DAY ST.
TUJUNGA, CA 91042

52

DUGGAN, THOMAS
10059 PALI AVE.
TUJUNGA, CA 91042

53

YAZEJIAN, BRUCE
22601 TIGONDEROGA RD.
CALABASAS, CA. 91302

54

HAPPER, PETER
10049 PALI AVE.
TUJUNGA, CA. 91042

55

VILLASENOR, VIRGINIA
10043 PALI AVE.
TUJUNGA, CA. 91042

56

DESHANNON, ROSEMARY
6324 DAY ST.
TUJUNGA, CA 91042

57

GIFFIN, EUGENIA
6320 DAY ST.
TUJUNGA, CA 91042

58

MCCUTCHEON, SCOTT
6316 DAY ST.
TUJUNGA, CA 91042

59

TAYLOR, DEBBIE
6312 DAY ST.
TUJUNGA, CA 91042

60

PETERSON, RICHARD
6308 DAY ST.
TUJUNGA, CA 91042

61

BRENNAN, BURNS
6304 DAY ST.
TUJUNGA, CA 91042

62

CHO EUNJUNG
10054 PALI AVE..
TUJUNGA, CA. 91042

REPRESENTATIVE

APPROVED PLANS INC.
6321 VAN NUYS BLVD
VAN NUYS, CA. 91401

63

AGHAJANIAN ARMİK
10046 PALI AVE.
TUJUNGA, CA. 91042

64

GHRASHOR, RAZMIK
10042 PALI AVE.
TUJUNGA, CA. 91042

OWNER
ALI AKBAR MAHDI
22194 CARISSA CT.
WOODLAND HILLS, CA. 91387

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MELIND BEGIAN
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KAZARIAN BROTHERS LLC
1685 E WALNUT ST.
PASADENA, CA 91106

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SCHULTZ, ALAN
6253 GYRAL DR.
TUJUNGA, CA 91042

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MILANA, PAOLINA
6259 GYRAL DR.
TUJUNGA, CA 91042

REPRESENTATIVE

APPROVED PLANS INC.
6321 VAN NUYS BLVD
VAN NUYS, CA. 91401

SUNLAND-TUJUNGA
NEIGHBORHOOD COUNCIL
7747 FOOTHILL BLVD ROOM 101
TUJUNGA CA 91042

C.D. 7
PACOIMA DISTRICT OFFICE
13520 VAN NUYS BL
PACOIMA CA 91331

C.D.7
SYLMAR DISTRICT OFFICE
14117 HUBBARD ST, UNIT D-1
SYLMAR, CA 91342

C.D. 7
SUNLAND-TUJUNGA DISTRICT OFFICE
7747 FOOTHILL BLVD
SUNLAND CA 91042

C.D. 7
COUNCILPERSON FELIPE FUENTES
200 N SPRING ST RM 455
LOS ANGELES CA 90012



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Sunland Tujunga Alliance, Inc.
PO Box 123
Tujunga, CA 91043

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Tujunga, CA 91042

Sean Lee
635 S. Norton Ave.
Los Angeles, CA 90005

Edvart Ourdukhanian
6215 Gyal Dr.
Tujunga, CA 91042

All Akbar Mahdi
4337 Clarinda Dr
Tarzana, CA 91356

STNC
7747 Foothill Blvd., #101
Tujunga, CA 91042

Sona Armenian
6108 Sister Elsie
Tujunga, CA 91042

Dyle & Kathy Henderson
6270 Gyal Dr.
Tujunga, CA 91042

Oscar Ensafi
6321 Van Nuys Blvd.
Van Nuys, CA 91401

Claudia Rodriguez
Council District 7
Room 455, City Hall
STOP 211

Cindy Cleghorn
10034 Commerce Ave.
Tujunga, CA 91042

Zak Graysam
6237 Gyal Dr.
Tujunga, CA 91042

Gabriel Baptiste
6205 Gyal Dr.
Tujunga, CA 91042

38

OCCUPANT
8402 DAY ST.
TUJUNGA, CA 91042

45

OCCUPANT
10048 MARNICE AVE.
TUJUNGA, CA 91042

53

OCCUPANT
10055 PALI AVE.
TUJUNGA, CA 91042