

LOS ANGELES 201 N. LOS ANGELES ST., STE. 13A

LOS ANGELES, CA 90012 TEL: [213]617-9600, FAX: [213]617-9643 VAN NUYS 14540 SYLVAN ST. VAN NUYS, CA 91411 TEL: [818] 779-8866, FAX: [818] 779-8870

REPORT OF RETURNED ENVELOPES

NOTICE OF PUBLIC HEARING DATED: 11/17/2015 DATE NOTICE MAILED: 11/6/2015

City Planning Commission

Case No .:

CF No.: CF-14-1501

Zoning Administrator

Case No .:

Costal Permit:

Design Review Board Case No.: Deputy Advisory Agency

Tentative Tract No.:

Parcel Map No.:

Private Street No.:

Area Planning Commission

Central, Harbor, SV, ELA, SLA, WLA, NV

Case No.: ZA-13-1577-ZV-ZAA-CLQ-1A

SITE ADDRESS: 12361 & 12385 N SAN FERNANDO RD

I, <u>JESSICA GEHR</u> 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 11/16/2015, prepare this report, count all returned envelopes and prepare, or supervised the preparation of the address list for the returned envelopes, a true copy of which is attached.

Number of Returned Envelopes: 123

Number of Envelopes Mailed: 339

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.

BTC Hearing Notice Clerk

HOLLY L. WOLCOTT CITY CLERK

GREGORY R. ALLISON **EXECUTIVE OFFICER**

When making inquiries relative to this matter, please refer to the Council File No.14-1501

City of Los Angeles

CALIFORNIA



ERIC GARCETTI MAYOR

OFFICE OF THE CITY CLERK

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 HOPPES DIVISION MANAGER

www.clerk.lacity.org

ZA-2013-1577-ZV-ZAA-CLQ-1A CD 7

November 6, 2015

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 17, 2015, 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 Leah C. Blose from part of the Zoning Administrator's decision, pursuant to the Los Angeles Municipal Code Section 12.32-H, and consistent with the City Planning Commission Guidelines for Q (Qualified) Classification, to approve the amendment of Condition Nos. two, three, four, five and 15 to allow modification to an approved plot plan from a mixed-use development to 90 single-family small lots and deletion of Condition Nos. six, seven and eight with the modification of Ordinance No. 178269, for property located at 12361 and 12385 North San Fernando Road.

Applicant: Shawn Evenhaim, Mountain View Condos Corp. Representative: Rogelio Navar, California Home Builders

If you are unable to appear at these meetings, 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. 14-1501 by visiting: http://www.lacouncilfile.com.

Please be advised that both the PLUM Committee and City Council reserve the right to continue this matter to a later date, subject to any time limit constraints.

Sharon Dickinson, 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.

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XXSANTA CLARITA CA 913 11/09/15X

CF14-1501 12301 San Fernando Rd, Box 3 #3' Sylmar, CA 91342

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RETURN SERVICE REQUESTED



12301 San Fernando Rd, Box 4 #4 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15%

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RETURN SERVICE REQUESTED



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CF14-1501 Occupant 12301 San Fernando Rd, Box 7 #1 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15XX

913 DE 1266 RETURN TO SENDER INSUFFICIENT ADDRESS UNABLE TO FORWARD

RETURN SERVICE

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CF14-1501

12301 San Fernando Rd, Box 1 #5 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15XX

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RETURN SERVICE REQUESTED

U.S. POSTAGE >>> PITNEY BOWES ZIP 91411 \$ 000.471 02 1W 0001379431 NOV. 06 2015

CF14-1801

XXSANTA CLARITA CA 913 11/09/15X3

Occupant 12301 San Fernando Rd, Box 7 #8 Sylmar, CA 91342

> MIXIE 911 DE 1288 - BB11/04/15 RETURN TO SENDER INSUFFICIENT ADDRESS UNABLE TO FORWARD

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FEANNING CA 91413

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RETURN SERVICE REQUESTED



CF14-1501 12301 San Fernando Rd, Box 4 #2 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15XX

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CA 91413

RETURN SERVICE REQUESTED



CF14-1501 Occupant 12301 San Fernando Rd, Box 6 #2

XXSANTA CLARITA CA 913 11/09/15X2

NIXIE 218 DE 1268 9814/14/25 RETURN TO SENDER INSUFFICIENT ADDRESS UNABLE TO FORWARD

TY PLANNING , CA 91413

RETURN SERVICE REQUESTED



Sylmar, CA 91342

Occupant 12301 San Fernando Rd, Box 7 #7 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15XX

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RETURN SERVICE REQUESTED



Occupant 12301 San Fernando Rd, Box 2 #8 CF14-1501 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15XX

NIXI5 915, DE 4388 98 11/14/15 RETURN TO SENDER INSUFFICIENT ADDRESS

TY PLANNIN 169-CA 91413

RETURN SERVICE REQUESTED

CF14-1501

12301 San Fernando Rd, Box 4 #15 Sylmar, CA 91342



XXSANTA CLARITA CA 913 11/09/15X

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BC: 91413606969 *2152-00997-14-13

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RETURN SERVICE REQUESTED





U.S POSTAGE >> PITNEY BOWES

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CF14-1501

Occupant 12301 San Fernando Rd, Box 4#13 Sylmar, CA 91342 XXSANTA CLARITA CA 913 11/09/15XX

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RETURN SERVICE REQUESTED

CF14-1501

PRESORTED FIRST CLASS



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4 Occupant 12301 San Fernando Rd, Box 4 #10 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15XX

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RETURN SERVICE REQUESTED RST CLASS



4 CF14-1 Occupant 12301 San Fernando Rd, Box 5 #12 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15XX

NIXIE 917 DE 1740 - BETT/14/15 PETURN TO SERDES INSUFFICIENT ADDRESS UNABLE TO TORWARD

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TY PLANNING 169-, CA 91413 RETURN SERVICE REQUESTED

CF14-1501

4 Occupant 12301 San Fernando Rd, Box 5 #9 Sylmar, CA 91342

PRESORTED FIRST CLASS



XXSANTA CLARITA CA 913 11/09/15X

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RETURN SERVICE REQUESTED

RESORTED IRST CLASS



CF14-1501

Occupant 12301 San Fernando Rd, Box 5 #1 Sylmar, CA 91342 XXSANTA CLARITA CA 913 11/09/15XX

NIXIE 914 OF 1250 ON1/14/15

RETURN TO SEMBER
INSUFFICIENT ADDRESS

RETURN SERVICE REQUESTED FIRST CLASS



CE14-1501

4 Occupant 12301 San Fernando Rd, Box 4 #14 Sylmar, CA 91342 XXSANTA CLARITA CA 913 11/09/15XX

NIXIE 918 DE 1766 OBLI/14/15 RETURN TO SENDER INSUFFICIENT ADDRESS UNASLE TO FORWARD

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RETURN SERVICE REQUESTED FIRST CLASS



4 CF14-1501 Occupant 12301 San Fernando Rd, Box 4 #11 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15X

NIXIE 913 OF 1250 9891/14/15. RETURN TO SENDEN INSUFFICIENT ADDRESS UNABLEITG FORWARD

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Occupant 12301 San Fernando Rd, Box 4#8 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15X3

NIXIE 918 DE LZEB BETTYLA/15 RETURN TO SENDER INSUFFICIENT ADDRESS -- UNABLE TO FORWARD BC: 91413606969 \$2157-00988-14-13 YELANNING A 91413

RETURN SERVICE REQUESTED



ZIP 91411 \$ 000.471 02 1W \$ 000.451 0001379431 NOV. 06. 2015

CF14-1501

Occupant 12301 San Fernando Rd, Box 6 #6 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15XI

RETURN TO SENDER INSUFFICIENT ADDRESS UNABLE TO FORWARD

RETURN SERVICE REQUESTED



CF14-1501

12301 San Fernando Rd, Box 1 #9 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15X1

MINIS - 918 OF 9268 MEDIANATE RETURN TO SENDER INSUFFICIENT ADDRESS UNABLE TO FORWARD

TY PLANS 169 1 CA 91413

RETURN SERVICE REQUESTED



XXSANTA CLARITA CA 913 11/09/15XX

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CF14-1501 12301 San Fernando Rd, Box 1 #6 Sylmar, CA 91342

NEXTE NEW 913 DE 1250 NO BELLAVAS

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RETURN SERVICE

REQUESTED

PRESORTED FIRST CLASS



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CF14-1501

Occupant 12301 San Fernando Rd, Box 1 #2 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15XX

0011/14/15 RETURN TO SENDER INSUFFICIENT ADDRESS UNABLE TO FORWARD 91413606969 2152-00198-14-13

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RETURN SERVICE REQUESTED

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4 Occupant CF14-1501 12301 San Fernando Rd, Box 7 #12 Sylmar, CA 91342

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CF14-1501

Occupant 12301 San Fernando Rd, Box 6 #15 Sylmar, CA 91342 XXSANTA CLARITA CA 913 11/09/1523

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CF14-1501

Occupant 12301 San Fernando Rd, Box 6#12 Sylmar, CA 91342 XXSANTA CLARITA CA 913 11/09/15%

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CF14-1501

Occupant 12301 San Fernando Rd, Box 6 #9 Sylmar, CA 91342 XXSANTA CLARITA CA 913 11/09/15XX

NIXIE 919 DE IZES 8511/14/15
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UNABLE TO FORWARD
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RETURN SERVICE REQUESTED

CF14-1501



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12301 San Fernando Rd, Box 1 #10

Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15XX

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RETURN SERVICE REQUESTED

12301 San Fernando Rd, Box 1 #12 Sylmar, CA 91342

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XXSANTA CLARITA CA 913 11/09/15X

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TY PLANNING CA 91413

RETURN SERVICE REQUESTED



12301 San Fernando Rd, Box 7 #9 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15XX

913 be 1266 0011/14/15 RETURN TO SENDER INSUFFICIENT ADDRESS UNABLE TO FORWARD

YPLANNING CA 91413

RETURN SERVICE REQUESTED





XXSANTA CLARITA CA 913 11/09/15X1

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12301 San Fernando Rd, Box 7 #6 Sylmar, CA 91342

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> INSURFICIENT ADDRESS
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> ACC: 91413606969 ACC: 9141360696-14-18

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RETURN SERVICE REQUESTED



CF14-1501 12301 San Fernando Rd, Box 3 #13 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15XX

NIXIE - 913 DE 1768 | 8811/14/15 RETURN TO SENDER INSUFFICIENT ADDRESS UNABLE TO FORWARD

RETURN SERVICE REQUESTED



CF14-1501

Occupant 12301 San Fernando Rd, Box 6 #13 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15XX

NIXIE 913 DE 1268 . 0011/14/15 RETURN TO SENDER
INSUFFICIENT ADDRESS
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RETURN SERVICE REQUESTED



CF14-1501 12301 San Fernando Rd, Box 7 #4 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15XX

913 DE 1258 0011/14/15 NIXIE RETURN TO SENDER INSUFFICIENT ADDRESS UNABLE TO FORWARD

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CF14-1501

XXSANTA CLARITA CA 913 11/09/15XX

12301 San Fernando Rd, Box 2 #6 Sylmar, CA 91342

> NIXIE 913 DETIRE - 8911/24/15 RETURN TO SENDER INSUFFICIENT ADDRESS UNABLE TO FORWARD BC: 91413606969 *2152-00949-14-13

YPLANNING CA 91453

RETURN SERVICE REQUESTED





CF14-1501 12301 San Fernando Rd, Box 6 #7 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15XX

MIXIE ... 913 DE 1260 ... 8011/14/15 RETURN TO SENDER INSUFFICIENT ADDRESS UNABLE TO FORWARD

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RETURN SERVICE REQUESTED

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XXSANTA CLARITA CA 913 11/09/15%

12301 San Fernando Rd, Box 6 #10 Sylmar, CA 91342

> NIXIS ... 913 DB 1268 .. 0811/14/15 RETURN TO SENDER I INSUFFICIENT ADDRESS UNABLE TO FORWARD

TY PLANNING CA 91413

RETURN SERVICE REQUESTED



XXSANTA CLARITA CA 913 11/09/150

12301 San Fernando Rd, Box 3 #1 Sylmar, CA 91342

WIXIE 918 D6 1260 D011/14/15 RETURN TO SENDER INSUFFICIENT ADDRESS UNABLE TO FORWARD

YPLANNING CA 91413

RETURN SERVICE REQUESTED

12301 San Fernando Rd, Box 4 #6 Sylmar, CA 91342



XXSANTA CLARITA CA 913 11/09/15XX

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LINSUFFICIENT ADDRESS
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\$C: 91413606969 *2152-05947-14-18 IV PLANNING

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RETURN SERVICE REQUESTED

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Occupant 12301 San Fernando Rd, Box 4 #7 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15X1

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RETURN SERVICE REQUESTED

PRESORTED FIRST CLASS



CF14-1501

12301 San Fernando Rd, Box 7 #5 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15X

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FY PLANNING 69 CA 91413

RETURN SERVICE REQUESTED

CF14-1501

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12301 San Fernando Rd, Box 7 #2 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15X1

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TY PLANNING 169-, CA 91413

RETURN SERVICE REQUESTED



XXSANTA CLARITA CA 913 11/09/151

Occupant 12301 San Fernando Rd, Box 7#11 Sylmar, CA 91342

> NIX251 9234 OF 1260 0021/14/15 PETURN TO SENDER TNSUFFICIENT ADDRESS THABLE TO FORWARD. 8C: 91413686969. \$2157-86893-14-13

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RETURN SERVICE REQUESTED



U.S. POSTAGE >> PITNEY BOWES ZIP 91411 \$ 000.47 02 1W 0001379431 NOV 06 2015

Occupant 12301 San Fernando Rd, Box 5 #15 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15XX

NIXIE 913 OF 1268 0011/14/15

RETURN TO SENDER INSUFFICIENT ADDRESS UNABLE TO FORWARD

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RETURN SERVICE REQUESTED



CF14-1501

Occupant 12301 San Fernando Rd, Box 4 #16 Sylmar, CA 91342 XXSANTA CLARITA CA 913 11/09/15XX

NIXTE 903 DECLESS SELLIPTION RETURN TO SENDER INSUFFICIENT ADDRESS UNABLE TO FORWARD

TY PLANNING CA 91413

RETURN SERVICE REQUESTED





12301 San Fernando Rd, Box 5 #3 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15XX

1913 DE 1250 BELL/14/15 RETURN TO SENDER TO SUFFICIENT ADDRESS UNABLE TO FORWARD

RETURN SERVICE REQUESTED



U.S. POSTAGE >> PITNEY BOWER 2IP 91411 \$ 000.47¹ 02 1W 0001379431 NOV 06 2015

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CF14-1501 XXSANTA CLARITA CA 913 11/09/15X

12301 San Fernando Rd, Box 5 #6 Sylmar, CA 91342

> 913 DE 1258 8811/14/15 RETURN TO SENDER 11 INSUSTICIENT ADDRESS UNABLE TO FORWARD 413606969 \$2157-90976-14

BC: 91413686969

RETURN SERVICE REQUESTED



CF14-1501 12301 San Fernando Rd, Box 5 #8 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15XX

MIXIE 913 DE 1269 0921/14/15 RETURN TO SENDER INSUFFICIENT ADDRESS UNABLE TO FORWARD

Y PLANNING 19 CA 91413

RETURN SERVICE REQUESTED



12301 San Fernando Rd, Box 6 #11 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15XX

MIXIE, 915 DE 1768 BV11/14/15 RETURN TO SENDER ISUPFICIENT ADDRESS UNABLE TO FORWARD

5, CA 91413

RETURN SERVICE REQUESTED



CF14-1501

12301 San Fernando Rd, Box 6 #14 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15X

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RETURN SERVICE REQUESTED



12301 San Fernando Rd, Box 7 #10 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15XX

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RETURN SERVICE REQUESTED



U.S. POSTAGE >> PITNEY BOWES

CF14-1501 Occupant 12301 San Fernando Rd, Box 4 #9 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15X

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INSUFFICIENT ADDRESS
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RETURN SERVICE REQUESTED

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12301 San Fernando Rd, Box 5 #7 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15XX

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RETURN SERVICE REQUESTED



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CF14-1501

12301 San Fernando Rd, Box 5 #4 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15/2

NIXIE 913 DE 1256 CB11/14/15 RETURN TO SENDER INSUFFICIENT ADDRESS UNABLE TO FORWARD

TY PLANNING 4 CA 91413

RETURN SERVICE REQUESTED

CF14-1501

12301 San Fernando Rd, Box 5 #11 Sylmar, CA 91342

PRESORTED FIRST CLASS



XXSANTA CLARITA CA 913 11/09/150

913 DETERSE BBIL/14/15 RETURN TO SENDER INSUFFICIENT ADDRESS UNABLE TO FORWARD BC:_91413606969 *2152-88996-14-13 TY PLANNING 148 . CA 91413

RETURN SERVICE REQUESTED





12301 San Fernando Rd, Box 5 #10 Occupant Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15XX

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RETURN SERVICE REQUESTED

PRESORTED FIRST CLASS



CF14-1501 12301 San Fernando Rd, Box 6 #3 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15X

NIXIE - 913 DE 1268 A 6811/14/45 RETURN TO SENDER INSUFFICIENT ADDRESS INABLE TO FORWARD

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RETURN SERVICE REQUESTED

Occupant 12301 San Fernando Rd, Box 6 #4

Sylmar, CA 91342

PRESORTED FIRST CLASS



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RETURN SERVICE REQUESTED

CF14-1501

PRESORTED FIRST CLASS



NIXIE 913 DE:1258 0011/19/15

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Occupant 12301 San Fernando Rd, Box 4 #12 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15XX

MIXIE - - 913 DE 1208 - 0811/10/15. INSUFFICIENT ADDRESS UNABLE TO FORWARD *2152-00987-14-13 BC: 91413606969

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CF14-1501

RESORTED IRST CLASS



ZIP 91411 \$ 000.471 02 1W 0001379431 NOV. 06. 2015

Occupant 12301 San Fernando Rd, Box 5 #5 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15X3

HIXTE 913 DUNIES BELL/14/15 PETIER TO SEMBLE INSUFFICIENT ADDRESS

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Occupant 12301 San Fernando Rd, Box 5 #2 Sylmar, CA 91342 THRST CLASS

XXSANTA CLARITA CA 913 11/09/15XX

RETURN TO SENDER INSUFFICIENT ADDRESS UNABLE TO SORWARD

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TY PLANNING 169 , CA 91413 RETURN SERVICE REQUESTED

PRESORTED FIRST CLASS



CF14-1501

Occupant 12301 San Fernando Rd, Box 5 #16 Sylmar, CA 91342 XXSANTA CLARITA CA 913 11/09/1500

NEXTE 910 DE 1260 0011/14/15

RETURN TO SENDER
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RETURN SERVICE REQUESTED

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U.S. POSTAGE >>> PITNEY BOWES

VIP 91411 \$ 000.47¹
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Occupant 12301 San Fernando Rd, Box 5 #13 Sylmar, CA 91342 XXSANTA CLARITA CA 913 11/09/15XX

NEXTE 913 DE 1260 0011/14/15
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RETURN SERVICE REQUESTED

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XXSANTA CLARITA CA 913 11/09/15XX

4 CF14-1501 Occupant 12301 San Fernando Rd, Box 2 #2 Sylmar, CA 91342

> NIXIE 913 DS 12.68 8611/14/15 : RETURN TO SENDER INSUFFICIENT ADDRESS UNABLE TO FORWARD

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PRESORTED FIRST CLASS



4 CF14-150 Occupant 12301 San Fernando Rd, Box 1 #15 Sylmar, CA 91342

XXSANTA CLARITA CA 913 11/09/15

NIMIE 914. DECIZEE B911/14/15

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