



**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

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**REPORT OF RETURNED ENVELOPES**

NOTICE OF PUBLIC HEARING DATED: 4/14/2015  
DATE NOTICE MAILED: 3/20/2015

City Planning Commission  
Case No.  
CF No.: CF-15-0038

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.

SITE ADDRESS: 1905,1911 & 1915 ARMACOST AVE

I, RIVA MARTIN, 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 4/6/2015, 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: 7                      Number of Envelopes Mailed: 303

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.

*Riva Martin*

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BTC Hearing Notice Clerk



HOLLY L. WOLCOTT  
CITY CLERK

City of Los Angeles  
CALIFORNIA

OFFICE OF THE  
CITY CLERK

GREGORY R. ALLISON  
EXECUTIVE OFFICER

When making inquiries relative to  
this matter, please refer to the  
Council File No.  
**15-0038**



ERIC GARCETTI  
MAYOR

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](http://www.clerk.lacity.org)

March 20, 2015  
CD 11

**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, April 14, 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, a report from the Los Angeles City Planning Commission (LACPC), and appeals filed by Jay Handal, Al Casas, and Samantha Giroux-Chaves, from the entire determination of the LACPC in taking the actions below for the New West Charter School, a State-licensed charter middle and high school, located at 1905, 1911 and 1915 Armacost Avenue.

1. Approved a Plan Approval for Condition Compliance in accordance with Condition 11 of CPC-2011-1923-CU-SPR, and found that New West Charter School has substantially complied with the use and operating requirements of the Conditional Use Permit.
2. Approved an increase in enrollment from 750 to 825 students for the 2015-2016 school year.
3. Approved parking requirements to be met on- or off-site.
4. Denied extended school hours to 10:00 p.m. for teacher preparations, school maintenance, parent/teacher conferences, school board meetings and similar school activities.
5. Approved a reduction in the number of required traffic studies to one per semester.
6. Adopted modified Conditions of Approval and amended Findings.
7. Adopted Mitigated Negative Declaration, ENV-2011-1924-MND, adequately serves as environmental clearance for the project pursuant to the California Environmental Quality Act and Section 21082.19(c)(3) of the California Public Resources Code.

Applicant: New West Charter School

Representative: Neil Brower, Jeffer Mangels Butler and Mitchell, LLP

Case No. CPC-2011-1923-CU-SPR-PA1

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. 15-0038 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.

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REQUESTED

PRESORT  
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CF-15-0038

109)  
LICUDINE ERMA  
1916 S WESTGATE AVE  
LOS ANGELES CA 90025-5217

917 NEE 126051410003/20/15  
RETURN TO SENDER  
LICUDINE ERMA  
1633 ARCH BAY DR  
NEWPORT BEACH CA 92660-6023

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15)  
BARBERA JODI K  
11851 MISSOURI AVE  
LOS ANGELES CA 90025-5228

918 NEE 126081410203/21/15  
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BARBERA  
15332 ANTIQCH ST # 403  
PACIFIC PALMS CA 90272-3528



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90)  
KHOBIAN JOSEPH M  
1936 ARMACOST AVE  
LOS ANGELES CA 90025-5211

918 NEE 126071410203/21/15  
RETURN TO SENDER  
KHOBIAN JOSEPH  
2202 S FIGUEROA ST  
LOS ANGELES CA 90007-2049



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CA 91413

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49)  
FARAHZAD JOSEPH  
PO BOX 64983  
LOS ANGELES CA 90064-0983

NIXTE 918 NEE 1260 15I0203/21/15  
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NOT DELIVERABLE AS ADDRESSED  
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LOS ANGELES CA 90007

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LICUDINE ERMA  
1833 ARCH BAY DR  
NEWPORT BEACH CA 92660-6023

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75)  
OCCUPANT  
11950 MISSOURI AVE  
LOS ANGELES CA 90025

NIXIE 918 CE 1260 7203/26/15  
RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

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CF-15-0038

53)  
OCCUPANT  
1856 S BUNDY DR #10  
LOS ANGELES CA 90025

NIXIE 918 DE 1260 0003/27/15

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 91413506969 \*0818-00243-27-15

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