

BTC

BETTER TECHNOLOGY CORPORATION

201 N. Los Angeles St., Ste. 13A
Los Angeles, CA 90012
(213) 617-9600
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-15-0703

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: 11038, 11070, 11100 WEST PEORIA STREET

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 2nd day of July, 2015 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 LA FLOOD CONTROL, 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 Gehr
BTC Hearing Notice Mailing 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.
15-0703

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 HOPPE
DIVISION MANAGER

clerk.lacity.org

July 2, 2015
CD 6

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

You are hereby notified that the Planning and Land Use Management Committee of the Los Angeles City Council will hold a public hearing on **Tuesday, July 28, 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 (MND) and related California Environmental Quality Act findings, a report from the Los Angeles City Planning Commission (LACPC), and an appeal filed by Keith O. Munyan on behalf of: himself, Linda Ceremano, JD Barrale, Victoria Geer, Don and Pam Nesmith, Christine Eich, David and Kim Arnold, Pam Austin, Janine Austin, Edward and Heather Beckmann, Lani Rey, Frederick and Bernice Culbertson, William E. Eick, Tina Eick, Brad Smith, Jason Vabeek, Lisa Chiarelli, Keith Winkle, Kati Perigoy, Renee Bacchetta, and Augustus Bacchetta, from the entire determination of the LACPC in taking the actions below, for the proposed construction of a film and television production studio facility having total of 222,185 square feet of floor area, consisting of a Studio Production Building, a Warehouse Building, and an accessory gatehouse, located at 11038, 11070, 11100 West Peoria Street. The Studio Building will be approximately 110,040 square feet with a 3,465 square foot covered loading dock and a maximum building height of 74 feet, the Warehouse Building will be approximately 108,620 square feet with a maximum building height of 54 feet, and the gatehouse will be approximately 60 square feet, with a height of 20 feet. Operational hours will be 24 hours a day, 7 days a week for the production activities and 8:00 am to 5:00 pm Monday through Friday for the production support offices.

Actions Taken by LACPC

1. Approved a Land Use Determination to permit a film and television studio facility for a property designated by the Community Plan as Open Space, in the A Zone, and Los Angeles Municipal Code (LAMC) Section 12.24.F, incidental determination for the following, with the Conditions of Approval:
 - a. A maximum building height of 54 feet for the proposed Warehouse Building in lieu of the maximum 30 feet permitted.
 - b. A minimum front yard of 18 feet in the A1 Zone in lieu of the minimum 25 feet required.
 - c. An accessory gatehouse to be located within 10 feet of the front property line with an overhead canopy structure extending to the front property line for a 0-foot setback, otherwise not permitted.

**DETERMINATION LETTER
CPC-2014-3258-CU-SPR-ZV-
ZAA**

MAILING DATE: May 19, 2015

George Stavaris
15260 Ventura Blvd., Suite 1200
Sherman Oaks, CA 91403

Gary Aggas
Sun Valley NC
11211 Cohasset Street
Sun Valley, CA 91352

Paul Audley
Film LA, Inc.
6255 W. Sunset Blvd., 12th Fl.
Los Angeles, CA 90028

Nick Dalton_Pawle
10938 Elinda Place
Sun Valley, CA 91352

Rob Glushon
16255 Ventura Blvd. #1016
Encino, CA 91436

Linda Ceremano
10939 Elinda Place
Sun Valley, CA 91352

Philip Tabbi
11134 Sheldon St.
Sun Valley, CA 91352

Ackley Padilla CD 6
City Hall Room

Linda Greco
La Tuna Canyon Community
Association
9700 La Tuna Canyon Rd.
Sun Valley, CA 91352

Brad Rosenheim
Rosenheim & Associates, Inc.
21600 Oxnard Street #630
Woodland Hills, CA 91367

Alton Butler
Line 204
837 Cahuenga Blvd.
Hollywood, CA 90038

Stuart Waldman
VICA
5121 Van Nuys Blvd.
Sherman Oaks, CA 91406

Michael Sower
Sun Valley Equipment Rentals
8903 Lankershim Blvd.
Sun Valley, CA 91352

David De Pinto
10435 Mary Bell Ave.
Shadow Hills, CA ??

Don & Pamela Nesmith
10978 Elinda Place
Sun Valley, CA 91352

Katherine Debron
10910 Walnut Drive
Shadow Hills, CA 91040

Debra Stephens
9975 Wheatland Ave.
Sunland, CA 91040

Susan Woner CD 7
City Hall Room

Joyce Dillard
P.O. Box 31377
Los Angeles, CA 90031

Liz Culhane
Overland Traffic Consultants
952 Manhattan Bch Blvd. #100
Manhattan Beach, CA 90266

Jesse Torreo
8903 Lankershim
Sun Valley, CA 91352

Nancy Woodruff
Foothill Trails District NC
10550 Latuna Cyn. Rd.
Sun Valley, CA 91352

David Simonson
10627 Penrose
La Tuna Canyon, CA 91352

Mike OGara SVANC
9301 Cayuga Ave.
Sun Valley, CA 91352

JD Barrak
9503 Clybourn Ave.
Sun Valley, CA 91352

Bill & Tina Eick
9647 Stonehurst Ave.
Sun Valley, CA 91352

Shawn Gaver
201 Santa Monica Blvd. 500
Santa Monica, CA 90401

Janine Austin
9580 Clybourn Ave.
Sun Valley, CA 91352

Nancy Woodruff
10550 La Tuna Canyon Rd.
Sun Valley, CA 91352

Foothill Trails District NC
9747 Wheatland Avenue
Shadow Hills, CA 91040

Pamela Nesmith
19778 Elinda Place
Sun Valley, CA 91352

Cindy Sower
8903 Lankershim Blvd.
Sun Valley, CA 91352

William Eick
Eick & Freeborn, LLP
2604 Foothill Blvd., Suite C
La Crescenta, CA 91214

Justine Eick
9647 Stonehurst Avenue
Sun Valley, CA 91352

Chris & Stacy Diprima
9629 Stonehurst Avenue
Shadow Hills, CA 91352

Brad Smith
11008 Peoria
Sun Valley, CA 91352

David Phelps
VICA
5121 Van Nuys Blvd.
Sherman Oaks, CA 91403

Bernice Culberston
10975 Peoria Street
Sun Valley, CA 91352

Victoria Geer
10989 Elinda Place
Sun Valley, CA 91352

Linda Fullerton
Equestrian Trails, Inc.
9800 Craig Mitchell Ln.
Shadow Hills, CA 91040

George Stavaris
Triniti Partners
15260 Ventura Blvd.
Sherman Oaks, CA 91403

Christine Eich
10923 Elinda Place
Sun Valley, CA 91352

John Barrale
9503 Clybourn Avenue
Sun Valley, CA 91352

Mike McDivitt
11000 Peoria Street
Sun Valley, CA 91352

Edward R. Beckmann
11000 Peoria Street
Sun Valley, CA 91352

David Arnold
10962 Peoria Street
Sun Valley, CA 91352

James S.
10358 McBroom Street
Sunland, CA 91040

Mike O'Gara
Sun Valley Area NC
P.O. Box 457
Sun Valley, CA 91353

Gwendolyn Davies
Sower Family Trust
2523 Graysby Avenue
San Pedro, CA 90732

Margulies Household
9669 Stonehurst Avenue
Shadow Hills, CA 91352

Susan Bartlett
Sun Valley Graffiti Busters
8062 San Fernando Rd.
Sun Valley, CA 91352

The Wotherspoons
10972 Peoria Street
Sun Valley, CA 91352

Greg Taylor
10969 Peoria Street
Sun Valley, CA 91352

John Arnold
10962 Peoria Street
Sun Valley, CA 91352

Keith Munyan
9501 Clyborn Avenue
Sun Valley, CA 91352

Keith Munyan
9503 Clyborn Avenue
Sun Valley, CA 91352

Mary Ann Geyer
10338 La Tuna Canyon Rd
Sun Valley, CA 91352

Randy & Heather Beckmann
11000 Peoria Street
Sun Valley, CA 91352

Jim McQuisten
6212 Yucca Street
Los Angeles, CA 90028

QMS #14-200 PAGE 1
OWNERSHIP LIST DATE: JUNE 24, 2014

1)
SUN VALLEY DEVELOPMENT PARTNERS
16344 MARTINCOIT RD
POWAY CA 92064-2122

2)
10923 RANDALL LLC
10923 RANDALL ST
SUN VALLEY CA 91352-2061

3)
CARLISI BARRY H & SABRINA A & W
2854 WASATCH CT
WESTLAKE VILLAGE CA 91362-3748

4)
L A CO FLOOD CONTROL DIST
500 W TEMPLE ST #754
LOS ANGELES CA 90012-2700

5)
LOS ANGELES CITY
111 E 1ST ST #201
LOS ANGELES CA 90012-4113

6)
SFERS REAL ESTATE CORP DD
PO BOX 4900
SCOTTSDALE AZ 85261-4900

7)
DCT PEORIA STREET LLC LESSOR
518 17TH ST #8THFL
DENVER CO 80202-4130

8)
WEST COAST WINERY INC
11242 PEORIA ST
SUN VALLEY CA 91352-1632

9)
ARAKELIAN SUN VALLEY REAL ESTATE
14048 VALLEY BLVD
CITY OF INDUSTRY CA 91746-2801

10)
BROWNING FERRIS INDUSTRIES OF
PO BOX 29246
PHOENIX AZ 85038-9246

11)
PENSKE TRUCK LEASING CO
ROUTE 10 AND PHEASANT RD
READING PA 19607

12)
BACCHETTA FAMILY TRUST
9565 CLYBOURN AVE
SUN VALLEY CA 91352-1622

13)
MUNYAN KEITH O
9501 CLYBOURN AVE
SUN VALLEY CA 91352-1622

14)
ALLEN MARGARET
11032 PEORIA ST
SUN VALLEY CA 91352-1630

15)
FRENDIAN VIRGINIA L
11024 PEORIA ST
SUN VALLEY CA 91352-1630

16)
VAN BEEK C F N & P LIVING TRUST
11014 PEORIA ST
SUN VALLEY CA 91352-1630

17)
SMITH BRADLEY J
11008 PEORIA ST
SUN VALLEY CA 91352-1630

18)
BECKMANN EDWARD R & HEATHER
11000 PEORIA ST
SUN VALLEY CA 91352-1630

19)
CHIARELLI LISA M
10901 ELINDA PL
SUN VALLEY CA 91352-1626

20)
HERNANDEZ JOSE G
10911 ELINDA PL
SUN VALLEY CA 91352-1626

21)
EICH PAUL & CHRISTINE
10923 ELINDA PL
SUN VALLEY CA 91352-1626

22)
CEREMANO MARIO (TE) & JULIA (TE)
10939 ELINDA PL
SUN VALLEY CA 91352-1626

23)
KHACHATRYAN LEVON
10951 ELINDA PL
SUN VALLEY CA 91352-1626

24)
MEERSOLA CAM A & JULIE A
10965 ELINDA PL
SUN VALLEY CA 91352-1626

25)
YORK JACK C
10975 ELINDA PL
SUN VALLEY CA 91352-1626

26)
CHAKERIAN ARA & LUCY
10981 ELINDA PL
SUN VALLEY CA 91352-1626

27)
GEER MICHAEL & VICTORIA
10989 ELINDA PL
SUN VALLEY CA 91352-1626

QMS #14-200 PAGE 2
OWNERSHIP LIST DATE: JUNE 24, 2014

28)
PALMER DELORES C
10952 ELINDA PL
SUN VALLEY CA 91352-1627

29)
DALTON PAWLE NICHOLAS
10938 ELINDA PL
SUN VALLEY CA 91352-1625

30)
SCHAD JULIE L
10986 ELINDA PL
SUN VALLEY CA 91352-1627

31)
NESMITH DONALD C & PAMELA A
10978 ELINDA PL
SUN VALLEY CA 91352-1627

32)
ACTON CONNIE
25562 PEMBROOK PL
SAUGUS CA 91350-3025

33)
MERSOLA BRET M (TE) & SHERI L &
220 N VICTORY BLVD
BURBANK CA 91502-1838

34)
MCGUIRE JEAN E
10958 ELINDA PL
SUN VALLEY CA 91352-1627

35)
MESSINEO JOSEPH & NICOLE
11045 ART ST
SUN VALLEY CA 91352-1204

36)
HORENBERGER DANIEL G
11001 PEORIA ST
SUN VALLEY CA 91352-1631

37)
BLAZER BRIAN P (TE) & KYM M (T
10999 PEORIA ST
SUN VALLEY CA 91352-1629

38)
REY ISAAC F (TE) & LUPE (TE) &
10989 PEORIA ST
SUN VALLEY CA 91352-1629

39)
CONROCK CO
3200 N SAN FERNANDO RD
LOS ANGELES CA 90065-1415

40)
DI PRIMA MICHAEL J (TE) & JERR &
9627 STONEHURST AVE
SUN VALLEY CA 91352-1656

41)
AUSTIN JANINE F
9600 CLYBOURN AVE
SUN VALLEY CA 91352-1623

42)
AUSTIN JANINE
9580 CLYBOURN AVE
SUN VALLEY CA 91352-1621

43)
KWONG NANCY N & RUN H
9485 SUNLAND BLVD
SUN VALLEY CA 91352-1658

ERIKA IVERSON
ROSENHEIM AND ASSOCIATES
21550 OXNARD ST #780
WOODLAND HILLS, CA 91367

ALTON BUTLER
LINE 204
837 N. CAHUENGA BLVD
HOLLYWOOD, CA 90038

JOHN PAREZO
JPA STRATEGIES
21550 OXNARD ST #780
WOODLAND HILLS, CA 91367

FOOTHILL TRAILS
NEIGHBORHOOD COUNCIL
9747 WHEATLAND AVE
LOS ANGELES, CA 91040

SUN VALLEY NEIGHBORHOOD COUNCIL
P.O. BOX 457
SUN VALLEY, CA 91353

C.D.7
COUNCILMAN FELIPE FUENTES
200 N. SPRING ST, ROOM 455
LOS ANGELES, CA 90012

14-200
QUALITY MAPPING SERVICE
14549 ARCHWOOD ST #301
VAN NUYS CA 91405

C.D. 6
VAN NUYS DISTRICT OFFICE
14410 SYLVAN ST, STE 215
VAN NUYS, CA 91401

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

CD 6
COUNCILPERSON NURY MARTINEZ
200 N SPRING ST RM 425
LOS ANGELES CA 90012

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

C.D.6
SUN VALLEY DISTRICT OFFICE
9300 LAUREL CYB BLVD, 2ND FLR
SUN VALLEY, CA 91331

QMS #14-200 PAGE 1
OCCUPANT LIST DATE: JUNE 24, 2014

1)
OCCUPANT
11051 PENDLETON ST
SUN VALLEY, CA 91352

1)
OCCUPANT
11142 PEORIA ST
SUN VALLEY, CA 91352

2)
OCCUPANT
10923 RANDALL ST #A
SUN VALLEY, CA 91352

2)
OCCUPANT
10923 RANDALL ST #D
SUN VALLEY, CA 91352

3)
OCCUPANT
10919 RANDALL ST #1
SUN VALLEY, CA 91352

3)
OCCUPANT
10919 RANDALL ST #2
SUN VALLEY, CA 91352

3)
OCCUPANT
10919 RANDALL ST #3
SUN VALLEY, CA 91352

3)
OCCUPANT
10919 RANDALL ST #4
SUN VALLEY, CA 91352

3)
OCCUPANT
10919 RANDALL ST #5
SUN VALLEY, CA 91352

3)
OCCUPANT
10919 RANDALL ST #6
SUN VALLEY, CA 91352

3)
OCCUPANT
10919 RANDALL ST #7
SUN VALLEY, CA 91352

3)
OCCUPANT
10919 RANDALL ST #8
SUN VALLEY, CA 91352

3)
OCCUPANT
10919 RANDALL ST #9
SUN VALLEY, CA 91352

5)
OCCUPANT
11050 PENDLETON ST
SUN VALLEY, CA 91352

6)
OCCUPANT
9450 CHIVERS AVE
SUN VALLEY, CA 91352

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OCCUPANT
10947 PENDLETON ST
SUN VALLEY, CA 91352

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OCCUPANT
10949 PENDLETON ST
SUN VALLEY, CA 91352

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OCCUPANT
10953 PENDLETON ST
SUN VALLEY, CA 91352

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OCCUPANT
10937 PENDLETON ST
SUN VALLEY, CA 91352

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OCCUPANT
10939 PENDLETON ST
SUN VALLEY, CA 91352

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OCCUPANT
10941 PENDLETON ST
SUN VALLEY, CA 91352

6)
OCCUPANT
9440 CHIVERS AVE
SUN VALLEY, CA 91352

6)
OCCUPANT
9420 CHIVERS AVE
SUN VALLEY, CA 91352

6)
OCCUPANT
9425 CHIVERS AVE
SUN VALLEY, CA 91352

6)
OCCUPANT
9401 CHIVERS AVE
SUN VALLEY, CA 91352

7)
OCCUPANT
11300 PEORIA ST
SUN VALLEY, CA 91352

7)
OCCUPANT
11266 PEORIA ST
SUN VALLEY, CA 91352

QMS #14-200 PAGE 2
OCCUPANT LIST DATE: JUNE 24, 2014

8)
OCCUPANT
11240 PEORIA ST
SUN VALLEY, CA 91352

8)
OCCUPANT
11247 PEORIA ST
SUN VALLEY, CA 91352

8)
OCCUPANT
9320 GLENOAKS BLVD
SUN VALLEY, CA 91352

8)
OCCUPANT
9308 GLENOAKS BLVD #B
SUN VALLEY, CA 91352

8)
OCCUPANT
9340 GLENOAKS BLVD #A
SUN VALLEY, CA 91352

8)
OCCUPANT
9320 GLENOAKS BLVD
SUN VALLEY, CA 91352

8)
OCCUPANT
9336 GLENOAKS BLVD
SUN VALLEY, CA 91352

8)
OCCUPANT
9350 GLENOAKS BLVD #A
SUN VALLEY, CA 91352

8)
OCCUPANT
9344 GLENOAKS BLVD
SUN VALLEY, CA 91352

8)
OCCUPANT
9350 GLENOAKS BLVD
SUN VALLEY, CA 91352

8)
OCCUPANT
9364 GLENOAKS BLVD
SUN VALLEY, CA 91352

8)
OCCUPANT
9364 1/2 GLENOAKS BLVD
SUN VALLEY, CA 91352

9)
OCCUPANT
11121 PENDLETON ST
SUN VALLEY, CA 91352

10)
OCCUPANT
9236 GLENOAKS BLVD
SUN VALLEY, CA 91352

10)
OCCUPANT
9260 GLENOAKS BLVD
SUN VALLEY, CA 91352

10)
OCCUPANT
1116 PENDLETON ST
SUN VALLEY, CA 91352

10)
OCCUPANT
9266 GLENOAKS BLVD
SUN VALLEY, CA 91352

11)
OCCUPANT
11200 PEORIA ST
SUN VALLEY, CA 91352

13)
OCCUPANT
10901 PENDLETON ST
SUN VALLEY, CA 91352

13)
OCCUPANT
10927 PENDLETON ST
SUN VALLEY, CA 91352

32)
OCCUPANT
10972 ELINDA PL
SUN VALLEY, CA 91352

33)
OCCUPANT
10966 ELINDA PL
SUN VALLEY, CA 91352

35)
OCCUPANT
11056 ART ST
SUN VALLEY, CA 91352

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

SUN VALLEY AREA
NEIGHBORHOOD COUNCIL
P.O BOX 457
SUN VALLEY, CA 91353-0457

FOOTHILL TRAILS DISTRICT
NEIGHBORHOOD COUNCIL
9747 WHEATLAND AVE
SHADOW HILLS CA 91040



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: 7/28/2015
 DATE NOTICE MAILED: 7/2/2015

City Planning Commission
 Case No.
 CF No. CF-15-0703

Deputy Advisory Agency
 Tentative Tract No.
 Parcel Map No.
 Private Street No.

Zoning Administrator
 Case No.

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


Costal Permit

Design Review Board
 Case No.

SITE ADDRESS: 11038,11070,11100 W PEORIA ST

I, JESSICA 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 7/20/2015, 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: 22 Number of Envelopes Mailed: 145
 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

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

When making inquiries relative to
this matter, please refer to the
Council File No.
15-0703



SHANNON HOPPES
DIVISION MANAGER

clerk.lacity.org

ERIC GARCETTI
MAYOR

July 2, 2015
CD 6

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

You are hereby notified that the Planning and Land Use Management Committee of the Los Angeles City Council will hold a public hearing on **Tuesday, July 28, 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 (MND) and related California Environmental Quality Act findings, a report from the Los Angeles City Planning Commission (LACPC), and an appeal filed by Keith O. Munyan on behalf of: himself, Linda Ceremano, JD Barrale, Victoria Geer, Don and Pam Nesmith, Christine Eich, David and Kim Arnold, Pam Austin, Janine Austin, Edward and Heather Beckmann, Lani Rey, Frederick and Bernice Culbertson, William E. Eick, Tina Eick, Brad Smith, Jason Vabeek, Lisa Chiarelli, Keith Winkle, Kati Perigoy, Renee Bacchetta, and Augustus Bacchetta, from the entire determination of the LACPC in taking the actions below, for the proposed construction of a film and television production studio facility having total of 222,185 square feet of floor area, consisting of a Studio Production Building, a Warehouse Building, and an accessory gatehouse, located at 11038, 11070, 11100 West Peoria Street. The Studio Building will be approximately 110,040 square feet with a 3,465 square foot covered loading dock and a maximum building height of 74 feet, the Warehouse Building will be approximately 108,620 square feet with a maximum building height of 54 feet, and the gatehouse will be approximately 60 square feet, with a height of 20 feet. Operational hours will be 24 hours a day, 7 days a week for the production activities and 8:00 am to 5:00 pm Monday through Friday for the production support offices.

Actions Taken by LACPC

1. Approved a Land Use Determination to permit a film and television studio facility for a property designated by the Community Plan as Open Space, in the A Zone, and Los Angeles Municipal Code (LAMC) Section 12.24.F, incidental determination for the following, with the Conditions of Approval:
 - a. A maximum building height of 54 feet for the proposed Warehouse Building in lieu of the maximum 30 feet permitted.
 - b. A minimum front yard of 18 feet in the A1 Zone in lieu of the minimum 25 feet required.
 - c. An accessory gatehouse to be located within 10 feet of the front property line with an overhead canopy structure extending to the front property line for a 0-foot setback, otherwise not permitted.

2. Denied the Variance from LAMC Section 12.21-A,7(g), to allow a monument sign of 48 square feet, two identification wall signs on the proposed Studio Building, each sign to be 40 square feet for a maximum wall sign area of 80 square feet, one identification wall sign on the proposed Warehouse Building of 40 square feet, and to allow four wall signs on the vehicular entry gates, each sign to be 20 square feet for a maximum sign area of 80 square feet, all for a total of 248 square feet, where otherwise one identification sign of 20 square feet is permitted per building.
3. Approved a Zoning Administrator's Adjustment from LAMC Section 12.22-C,20(f)(2) and (3), to permit a maximum wall height of 11 feet for the front wall, and a maximum wall height of 10 feet for the side and rear property line walls in lieu of the 6 foot walls permitted.
4. Approved a Site Plan Review for a development project consisting of an increase of 50,000 gross square feet or more of non-residential floor area in an enterprise zone.
5. Adopted Findings and modified Conditions of Approval.
6. Adopted Mitigated Negative Declaration No. ENV-2014-3259-MND and the Mitigation Monitoring Program for Case No. ENV-2014-3259-MND.
7. Advised the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

Applicant: Alton Butler, Line 204, LLC

Representative: Brad Rosenheim and Associates, Inc.

Case No. CPC-2014-3258-CU-SPR-ZV-ZAA

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. 15-0703 by visiting:

<http://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=15-0703>.

Please be advised that the Planning and Land Use Management 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

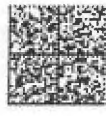
Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered 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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ERIK A IVERSON
ROSENHEIM AND ASSOCIATES
21550 OXNARD ST #780
WOODLAND HILLS, CA 91367

July 13

917 NEE 1260614I0107/02/15
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21550 OXNARD ST STE 630
WOODLAND HILLS CA 91367-3135

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JOHN PAREZO
JPA STRATEGIES
21550 OXNARD ST #780
WOODLAND HILLS, CA 91367

July 13

917 NEE 1260814I0107/02/15
RETURN TO SENDER
STRATEGIES GROUP INC - JOHN PAREZO
21550 OXNARD ST STE 600
WOODLAND HILLS CA 91367-3803

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14)
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11032 PEORIA ST
SUN VALLEY CA 91352-1630

917 NEE 1260A14C7207/08/15
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ALLEN MARGARET
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10958 ELYNDA PL
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MCGUIRE JEAN
21 QUEEN VALLEY CT
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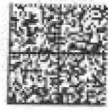
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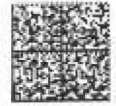
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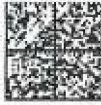
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