

HOLLY L. WOLCOTT  
CITY CLERK

GREGORY R. ALLISON  
EXECUTIVE OFFICER

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

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

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

**15-0803**

July 24, 2015  
CD 12

**NOTICE TO APPELLANT(S), APPLICANT(S), AND INTERESTED PARTIES**

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, August 4, 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, reports from the Mayor and the Los Angeles City Planning Commission (LACPC), Resolution relative to a proposed General Plan amendment to the Mission Hills-Panorama City-North Hills Community Plan to change land use designation from Low Density Residential to Low Medium I Density Residential, and Ordinance to effect a zone change from RA-1 (suburban zone) to (T)(Q)RD6-1 (restricted density multiple dwelling zone), subject to modified Conditions of Approval, and appeals filed by Debra Francisco and William Larsen, from part of the determination of the LACPC in taking the actions below, for the proposed construction of 73 single-family dwelling units on 73 separate lots in a small lot subdivision on a 477,223 square foot site, located at 16062-16140 West Chase Street and 8414-8458 North Woodley Avenue.

Actions Taken by LACPC

1. Approved a General Plan amendment to the Mission Hills-Panorama City-North Hills to change the land use designation from Low Residential to Low Medium I Residential.
2. Approved a Zone Change from RA-1 (Suburban Zone) to (T)(Q)RD6-1 (Restricted Density Multiple Dwelling Zone).
3. Approved an Adjustment to permit a wall structure up to 10 feet high in a required yard or setback area.
4. Approved the Site Plan Review for a 73 dwelling unit residential development project.
5. Adopted Findings and modified Conditions of Approval.
6. Adopted Mitigated Negative Declaration No. ENV-2014-943-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.

8. Advised the Applicant that pursuant to the State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice and Determination filing.

Applicant: Eric Borstein, Loren Borstein, BE Residential V., LLC  
Representative: Brad Rosenheim and Associates

Case No. CPC-2014-942-GPA-ZC-ZAA-SPR

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. 15-0803 by visiting:

<http://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=15-0803>

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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HOLLY WOLCOTT, CITY CLERK  
of the City of Los Angeles

15-0803\_pub\_plum\_7-24-15

**DETERMINATION LETTER**  
**CPC-2014-942-GPA-ZC-ZAA-**  
**SPR**  
**MAILING DATE: 05/19/15**

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

Hanh & Gail Vanderhurst  
 16052 Chase Street  
 North Hills, CA 91343

Patty Harrison  
 15842 Chase Street  
 North Hills, CA 91343

Debra Francisco  
 16009 Eccles Street  
 North Hills, CA 91343

Garry Fordyce  
 15833 Londelius Street  
 North Hills, CA 91343

Diane Olsen  
 15842 Chase Street  
 North Hills, CA 91343

Mary Armentenos  
 16325 Schoenborn Street  
 North Hills, CA 91343

Robin Tyler  
 15842 Chase Street  
 North Hills, CA 91343

Anita Goldbaum  
 16113 Malden Street  
 North Hills, CA 91343

John McGovern  
 16209 Community  
 North Hills, CA 91343

Luis A. Cayo  
 91406 Roscoe Blvd.  
 Van Nuys, CA 91406

William Winokur  
 8404 Woodley Place  
 North Hills, CA 91343

Loren Borstein  
 188 Homewood Rd.  
 Los Angeles, CA 90049

Council District 12  
 City Hall, Room 405  
**Mail Stop #220, #237**

Thomas Glick  
 City Planner  
 Van Nuys, Room 351  
**Mail Stop #366**

GIS/Fae Tsukamoto  
 City Hall, Room 825  
**Mail Stop #395**



**LOS ANGELES CITY PLANNING COMMISSION**  
200 N. Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300  
[www.lacity.org/PLN/index.htm](http://www.lacity.org/PLN/index.htm)

**CASE: CPC-2014-942-GPA-ZA-SPR-ZAA**  
**CEQA: ENV-2014-943-MND**

**APPELLANT LIST:**

1. Debra Francisco  
16009 Eccles Street  
North Hills, CA 91343

818-512-7272

[Djf7521@gmail.com](mailto:Djf7521@gmail.com)

2. William Larsen  
11100 Sepulveda Blvd. #8236  
Mission Hills, CA 91345

818-472-0680

[Wlarsen21@hotmail.com](mailto:Wlarsen21@hotmail.com)



Council File No. **15-0803**

**AFFIDAVIT OF MAILING NOTICE OF PUBLIC HEARING**

STATE OF CALIFORNIA )

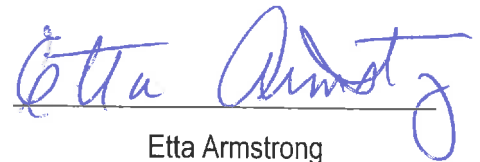
County of Los Angeles ) ss

Etta Armstrong, being duly sworn, deposes and says: that she is a Deputy City Clerk of the City of Los Angeles; that she did on the 24th day of July, 2015, mail, postage prepaid, to the applicant, appellant and interested parties for the property at

**8414-8458 NORTH WOODLEY AVENUE  
CASE NO. CPC-2014-942-GPA-ZC-ZAA-SPR**


at their last known address as shown upon the records of the City Clerk, a notice of said hearing, a true copy of which notice is hereto attached and made a part hereof.

That 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.



Etta Armstrong  
DEPUTY CITY CLERK

Subscribed and sworn to before me  
on this 24th day of July, 2015

  
Notary Public in and for the County  
of Los Angeles, State of California

