

HOLLY L. WOLCOTT
CITY CLERK

SHANNON D. HOPPE
EXECUTIVE OFFICER

When making inquiries relative
to this matter, please refer to
the Council File No. 16-1048

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

BRIAN WALTERS
DIVISION MANAGER

clerk.lacity.org

VTT-73704-SL-2A
CD 2

October 14, 2016

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

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, October 25, 2016**, 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 Mitigated Negative Declaration (ENV-2015-2618-MND), Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, report from the South Valley Area Planning Commission (SVAPC), and an appeal filed by Valley Village Residents for Fair Government, Friends of Valley Village (FVV), Hollywoodians Encouraging Logical Planning (HELP), San Fernando Valley Neighborhood Coalition (SFVNC), and Valley Village Neighborhood Coalition (WNC) from the entire determination of the SVAPC in sustaining the findings and conditions of the Deputy Advisory Agency, and revising the decision letter to approve Vesting Tentative Tract Map No. 73704-SL, for the construction of a 26-unit small lot subdivision with a total of 59,548 square feet of floor area, including a street merger of approximately 100 feet of Weddington Street (west of Hermitage Avenue) as part of the tract map, and a portion of the street merger becoming a driveway and fire lane to access the interior unit garages, for the properties located at 5261, 5263, 5303 and 5305 Hermitage Avenue, and 12300, 12301 and 12302 Weddington Street, subject to revised Conditions of Approval.

Applicant: UB Valley Village LLC
Representative: Steve Nazemi, UB Valley Village LLC and Edwards Trust

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. 16-1048 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 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.

Determination Letter
DIR-2015-2697-SPP-1A & VTT-73074-SL
Mailing Date: 8/24/16

Council District: 2
City Hall, Room 435
Mail Stop: 202

Applicant
UB Valley Village, LLC-Rebecca Duel
8150 Beverly Blvd., #100
Los Angeles, CA 90048

Representative
Steve Nazemi, DHS Associates, Inc.
275 Centennial Way, #205
Tustin, CA 92780

Appellant
Valley Village Residents for Fair
Government/ Jed Fuchs
5306 Hermitage Avenue, #2B
Valley Village, CA 91607

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c/o Shahiedah Palmer-Attorney
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Valley Village, CA 91607

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Valley Village, CA 91607

Sam Zeines
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Sherman Oaks, CA 91401

Peter Cole
4206 Alcove Avenue
Studio City, CA 91604

David Hernandez
5312 Bellingham Avenue, #3
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Sherman Oaks, CA 91401

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Valley Village, CA 91607

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Valley Village, CA 91607

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Rick Abrams
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6234 Woodman Avenue, #101
Van Nuys, CA 91401

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Sherman Oaks, CA 91423

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Garden Grove, CA 92841

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Woodland Hills, CA 91367

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Debra Sue Schwartz
5254 Corteen Pl., Unit 5
Valley Village, CA 91607

Shelby Fogelman
5254 Corteen Pl., Unit 8
Valley Village, CA 91607

Shlomo Orlovich
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Sherman Oaks, CA 91423

R S Hermitage LLC
728 E. Commercial St.
Los Angeles, CA 90012

Hermitage Enterprises LLC
5258 Hermitage Avenue
Valley Village, CA 91607

Anna Zakirova
5255 Hermitage avenue, Unit 101
Valley Village, CA 91607

Irina Khachyants
5255 Hermitage Avenue, Unit 104
Valley Village, CA 91607

Plutsky Limited Partnership
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Sherman Oaks, CA 91403

Danny Shushelovsky
5254 Corteen Pl., Unit 3
Valley Village, CA 91607

Heather Morris
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Scottsdale, AZ 85262

Craig Cichy
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Pasadena, CA 91105

JPL Zoning Services #7671
6257 Van Nuys Blvd., #101
Van Nuys, CA 91401

DHS Associates
275 Centennial Way, #205
Tustin, CA 92780

Valley Village Neighborhood Council
P.O. Box 4703
Valley Village, CA 91607

Department of Building & Safety
6262 Van Nuys Blvd.
Van Nuys, CA 91401

Tom Paterson
Valley Village Neighborhood Council
5329-4 Vantage Avenue
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Thomas Rowland
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Valley Village, CA 91607

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Valley Village Residents
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9107 Wilshire Blvd., Ste. 700
Beverly Hills, CA 90210

Council File No. 16-1048

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 14th day of October, 2016, mail, postage prepaid, to the applicant, appellant and interested parties for the properties at

**12300, 12301 AND 12302 WEDDINGTON STREET / 5261, 5263, 5303 AND 5305 HERMITAGE AVENUE
ENV-2015-2618-MND**

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 19th day of October, 2016

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

