

HOLLY L. WOLCOTT
CITY CLERK

SHANNON D. HOPPE
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

BRIAN WALTERS
DIVISION MANAGER

clerk.lacity.org

When making inquiries relative
to this matter, please refer to
the Council File No. 17-0147

Case No. VTT-74064-SL-1A
Council District 2

February 17, 2017

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, February 28, 2017**, 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 (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 Doug Ellis and Julie Faubert on behalf of the neighbors surrounding 4531-4537 Tujunga Avenue, from the determination of the Deputy Advisory Agency in approving Vesting Tentative Tract No. VTT-74064-SL and adopting the MND (ENV-2016-1573-MND), for the demolition of two existing triplexes, and the construction, use and maintenance of eight new, three-story, small lot homes with roof terraces on an approximately 12,794 new square foot site, for the properties located at 4531, 4535, 4535 1/2 and 4537 North Tujunga Avenue. (The SVAPC failed to arrive at a resolution for the above project within the prescribed time limit, pursuant to the Los Angeles Municipal Code Section 12.06 A.3, and therefore the appeal was deemed denied.)

Applicant: Apik Minnassian, Tujunga Village, LLC
Representative: Thomas Lacobellis, Lacobellies and Associates, Inc.

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. 17-0147 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
Case No. VTT-74064-SL-1A
Mailing Date: January 30, 2017

Council District 2
Room 435
Mail Stop 202

Applicant:
Apik Minassian
Tujunga Village, LLC
208 East 6th Street, Suite A-11
Los Angeles, CA 90014

Representative:
Thomas Iacobellis
Iacobellis and Associates
11145 Tampa Avenue, #15B
Northridge, CA 91326

Appellant:
Julie Faubert
4518 Kraft Avenue
Studio City, CA 91602

Appellant:
Doug Ellis
4538 Kraft Avenue
Studio City, CA 91602

Phyllis Lovit
4529 Tujunga
Studio City, CA 91602

Noe R. Broady
4449 Tujunga Ave
Studio City, CA 91602

Studio City Neighborhood Council
4024 Radford Avenue
Editorial Bldg. 2, Room 6
Studio City, CA 91604

Sandy Fineberg
10423 Riverside Drive, #B
Toluca Lake, CA 91602

Mae Woods
4528 Kraft Avenue
Studio City, CA 91602

Jim Ries
Craig Lawson & Co., LLC
3221 Hutchison
Los Angeles, CA 90064

Beverly Mickins
4522 Kraft Avenue
Studio City, CA 91602

Kalpana Patel
4535 Tujunga
Studio City, CA 91602

Lilian Rubio
lilian.rubio@lacity.org
Planning Assistant

Renee Glasco
renee.glasco@lacity.org
Commission Executive Assistant