

Informacion en Espanol acerca de esta junta puede ser obtenida llamando al (213) 978-1300.



Address any Communication to:
SOUTH VALLEY LOS ANGELES AREA PLANNING COMMISSION
200 North Spring Street, Room 532
Los Angeles, CA 90012
(213) 978-1300

NOTICE OF PUBLIC HEARING

- √ INTERESTED PARTIES
- √ ABUTTING PROJECT SITE
- √ OWNERS AND OCCUPANTS

Concerning Property at:
19855 West Ventura Boulevard, Woodland Hills

Case No.: ZA-2015-4447-ZV-1A
CEQA: ENV-2015-4448-CE
Plan Area: Canoga Park-Winnetka-
Woodland Hills-West Hills
Council District No.: 3 - Blumenfield

Hearing Date: Thursday, January 26, 2017
Hearing Time: after 4:30 P.M.
Hearing Place: Marvin Braude
San Fernando Valley Service Ctr
6262 Van Nuys Boulevard, 1st Fl
Van Nuys, CA 91401

The South Valley Los Angeles Area Planning Commission invites you to attend a hearing regarding the property highlighted above. The law requires that owners and renters near this site be notified of this hearing. If you do not wish to attend the hearing, you may ignore this notice.

The hearing involves an appeal of the Zoning Administrator's determination to **deny** a variance from Los Angeles Municipal Code (LAMC) Section 12.13A to permit a pet rescue/adoption center (kennel) with ancillary pet grooming, boarding, pursuant to Charter Section 562 and LAMC Section 12.27B and to deny retail sales for the general public not permitted in the C1-1VLD Zone; and deny a variance to permit nine on-site parking spaces in lieu of the 21 parking spaces required by LAMC Section 12.21A.4(c).

This project is Categorically Exempt pursuant to Article III, Section 1 and Class 3 (New Construction) Category 1 (Single Family Residence) of the City of Los Angeles CEQA Guidelines. A Categorical Exemption, ENV-2015-4448-CE, was filed pursuant to the California Environmental Quality Act (CEQA) and Section 21082.1(c)(3) of the California Public Resources Code.

Applicant: Ady Gil, World Conservation
Representative: Gary Werner, Rosenheim, Rosenheim & Associates

Appellant: Jeffrey Mausner

Staff: Maya Zaitzevsky, Associate Zoning Administrator
(818) 374-5069
maya.zaitzevsky@lacity.org

FOR ADDITIONAL INFORMATION AND INSTRUCTIONS ON SUBMITTING TESTIMONY SEE BELOW

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible online at planning.lacity.org

TESTIMONY: Written testimony may be submitted prior to the hearing (see Correspondence and Exhibits); however, oral testimony **can only be given at the hearing** and may be limited due to time constraints. Language translators, sign language interpreters, and/or assistive listening devices may be provided if you contact the Planning Commission office at least seven (7) days prior to the hearing date.

DECISION: The Commission's decision will be based on the merits of the case and the applicable law. **The Commission can consider the entire action even if only a portion has been appealed.** A report of the Commission's action will be mailed upon request after the hearing. Pursuant to Government Code Section 65009(b)(2), any court challenge of the Commission's action may be limited to those issues considered at the public hearing.

FILE REVIEW: The complete and permanent file (including all submissions) is available for public inspection in the Commission office, **Room 532**, 200 N. Spring Street, Los Angeles, between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call in advance to ensure file availability (213-978-1300).

CORRESPONDENCE AND EXHIBITS

The Commission members are not City employees. They are citizens who have been appointed by the Mayor. They function in a quasi-judicial capacity and therefore, cannot be contacted before the hearing. Written testimony, for the Commission to consider, may be submitted to the Planning Commission Office using the following guidelines:

1. Materials for Commission consideration should be received **ten (10) days** prior to the hearing date.
2. Please provide an **original plus twelve (12) copies** of all correspondence or exhibits. Correspondence should be presented on letter size (8 ½" x 11") or legal size (8 ½" x 14"). All oversized exhibits (photos, plans, artists' renderings) must fold to fit into a legal sized folder.
3. It is important that the case number is written on all communications and exhibits.
4. Any materials submitted to the Commission become City property and **will not** be returned. This includes any correspondence or exhibit used as part of your testimony to the Planning Commission.
5. Untimely submissions **will not** be considered by the Commission, but will be added to the permanent file.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request at least seven (7) days prior to the meeting by calling the City Planning Commission Office at (213) 978-1300.