

CITY OF LOS ANGELES
DEPARTMENT OF PLANNING

PUBLIC HEARING NOTICE
DEPUTY ADVISORY AGENCY

TENTATIVE TRACT MAP NO. 61741
ZA-204-6848-ZAA
ENV-2004-6829-MND

PLAN AREA: Sunland Tujunga-Lakeview
Terrace-Shadow Hills-La Tuna Canyon
COUNCIL DISTRICT NO. 2

This notice is to inform you of a public hearing for Tentative Tract No. 61741 where you and other interested persons as well as the applicant, may speak or submit written information relating to the environmental determination and to this proposed 1-lot subdivision for a 8-unit residential condominium with 16 resident parking spaces and 4 guest parking spaces, for a total of 20 on-site parking spaces on a 22,933 net square-foot site in an RD3-1 Zone. **Also:** A Zoning Administrator Adjustment to permit a total of 8 units in the RD3 zone on a lot with 22,933 square feet of lot area instead of the required 24,000 square feet lot area.

DATE: July 21, 2005

TIME: 10:00 a.m.

MEETING LOCATION: Marvin Braude Building, First Floor Conference Room
6262 Van Nuys Boulevard, Van Nuys, CA 91401

PROJECT LOCATION: 7018 W. Valmont Street

The Deputy Advisory Agency invites your testimony or written comments. Written communications must be received by the City Planning Department Subdivision Section on or before the hearing date. Send Comments to:

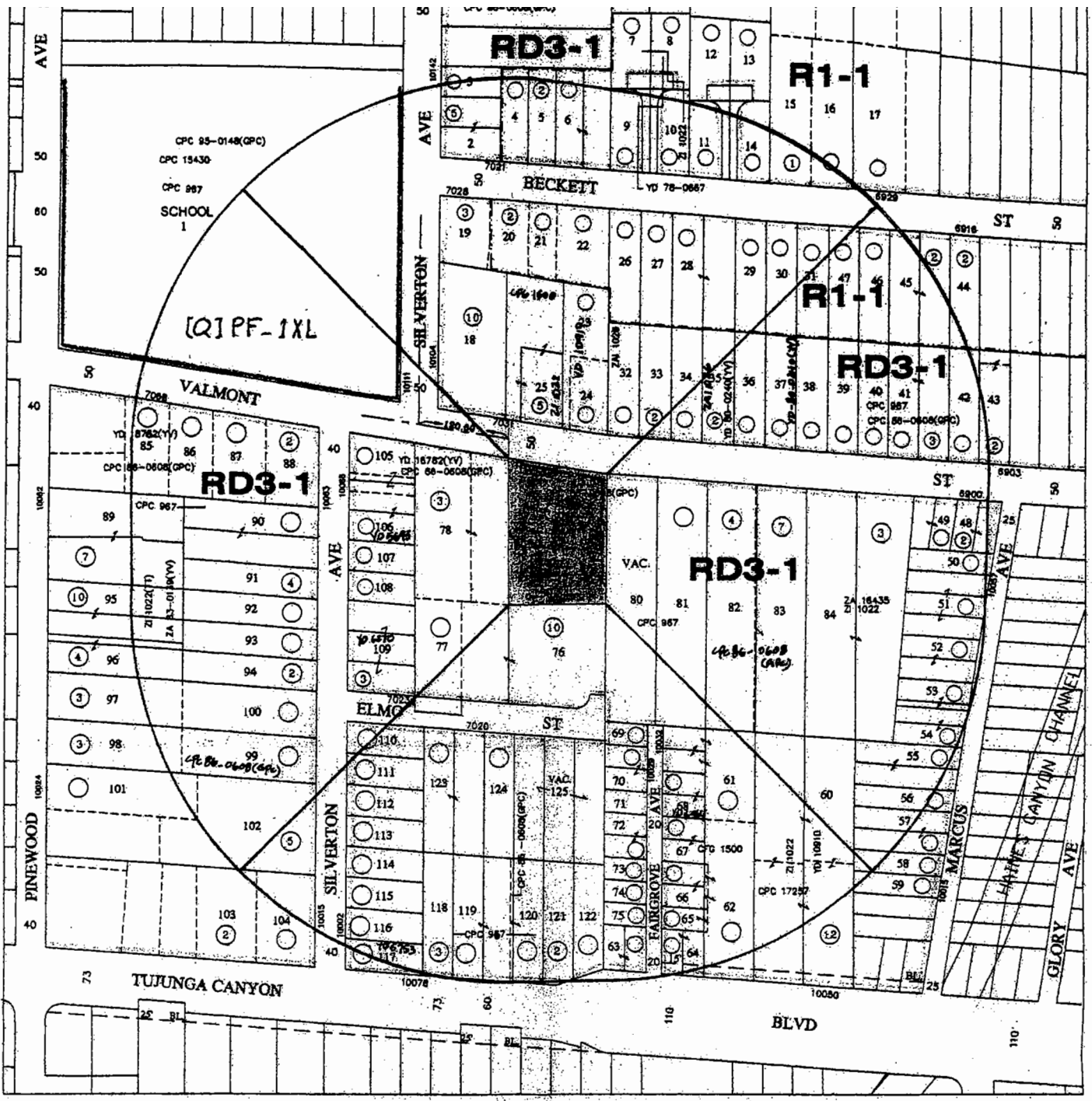
Department of City Planning
Subdivision Unit, 7th Floor (Main City Hall)
200 North Spring Street
Los Angeles, California 90012

The complete file is available for public inspection in the City Planning Department Division of Land Section, Room 750, 200 North Spring Street, Los Angeles. Cases will not be available for inspection on the day of the hearing. For further information, please call Sue Chang at (213) 978-1361.

The determination of the Advisory Agency will become effective 10 days from the decision date unless an appeal to the City Planning Commission has been received, accepted as complete and appeal fees paid at the public counter of the Department of City Planning prior to the above 10-day time limit. Such an appeal must be submitted in triplicate on Form CP-7769 and approved by the City Planning Division of Land.

An Equal Employment Opportunity/Affirmative Action employer. 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 services may be provided upon request. To ensure availability, please make your request not later than three working days (72-hours) prior to the meeting by calling the staff person referenced in this notice.

If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described here, or in written correspondence on the matter delivered to this agency at or prior to the public hearing.



TENTATIVE TRACT MAP NO. 061741

T.B. PAGE 504
 GRID A4 & B4
 C.D. NO. 2
 C.T. 1012.20
 P.A. SUNLAND-TUJUNGA-
 LAKE VIEW TERRACE-
 SHADOW HILLS-
 EAST LA TUNA CANYON

AREA = 0.548 AC.
 ADDRESS = 7018 W. VALMONT ST.
 PARCEL LEGAL DESCRIPTION:
 TRACT: LOS TERENITOS TR
 MAP: M.B. 23-38-39
 LOT: POR. 141



CASE NO. MAT 20, 2005
 DATE: ~~OCT. 20, 2004~~
 DRAWN BY: HAYK
 D.M. NO. 202-5A201
 SCALE: 1" = 100'
 USES: FIELD
 CONTACT PERSON:
 Mr. HAYK MARTIROSIAN
 TEL: (818) 547-0543

TECHNA LAND Co.
 CIVIL ENGINEERING, LAND PLANNING, CONST. MANAGEMENT
 1545 N. VERDUGO RD. SUITE 2, GLENDALE, CA 91208 TEL: (818) 547-0543