



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your participation in the hearing is optional.**

The meeting's agenda will be provided no later than 72 hours before the meeting at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting the staff contact at the phone number or email listed below. Please note that virtual meeting instructions will be provided on the meeting agenda.

Project Site: 11841 West Burbank Boulevard

Case No.: ZA-2018-5055-CU-WDI

Council No: 2 - Krekorian

Related Cases: N/A

CEQA No.: ENV-2018-5057-CE

Hearing Held By: Associate Zoning Administrator

Plan Area: North Hollywood-Valley Village

Date: September 8, 2020

Time: 2:00 p.m.

Zone: RD1.5-1

Place: In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Office of Zoning Administration Public Hearing will be conducted remotely at the following link:

Plan Overlay: Laurel Canyon Commercial Corridor

<https://planning-lacity-org.zoom.us/j/95643118651>

Applicant: Viktorija Marguleta;
AMGA, LLC

Representative: R. Nicolas Brown, AICP;
SATT, LLC

Meeting ID: 956 4311 8651

Passcode: 457419

Participants may also dial by phone:

(669) 900-9128 or (213) 338-8477

When prompted, enter the Meeting ID of:

956 4311 8651#

Staff Contact: Marianne King, City Planning
Associate

6262 Van Nuys Boulevard,
Room 430
Van Nuys, CA, 91406
Marianne.king@lacity.org
(818) 374-5059

PROPOSED PROJECT:

To permit a child care facility with up to 31 children ages two to six years of age, with hours of operations from 6:30 a.m. to 6:00 p.m. Monday through Friday; and the remodel of a single-family dwelling including the demolition of the detached garage, and construction of a 580 square foot one-story addition to the rear of the building, resulting in three classrooms and a building total of 1,500 square feet. Three parking spaces will be provided on-site.

REQUESTED ACTION(S):

1. The Zoning Administrator shall consider an Exemption from CEQA pursuant to CEQA Guidelines Section 15301 and 15303 and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.51, a Conditional Use authorizing the use and maintenance of a child care facility for a maximum of 31 children in the RD1.5 Zone.
3. Pursuant to LAMC Section 12.37 I, a Waiver of Dedication and Improvement for a five-foot dedication and widening along Burbank Boulevard and not provide the required 2-foot gutter with 15-foot full-width sidewalk.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

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