

Form 2061 (R.8/90)



**LOS ANGELES CITY PLANNING DEPARTMENT**  
**Community Planning Bureau**  
**NOTICE OF PUBLIC HEARING**  
**TO PROPERTY OWNERS AND OCCUPANTS WITHIN A 500-FOOT RADIUS**

**CASE NO. APCNV 2004-2159-SPE-CU-SPP      SUNLAND-TUJUNGA-SHADOW HILLS-LAKEVIEW**  
**TERRACE-EAST LA TUNA CANYON PLAN AREA**  
**COUNCIL DISTRICT NO. 2**

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the City Planning Department. You are invited to attend the public hearing at which interested persons may ask questions or present testimony regarding the application.

**PLACE:**                    Marvin Braude San Fernando Valley Constituent Service Center  
6262 Van Nuys Boulevard, First Floor Conference Room  
Van Nuys, CA 91401

**TIME:**                    **FRIDAY, OCTOBER 1, 2004, AT 2:45 PM**

**APPLICANT:**            Kiong Su Han, Foothill & Commerce Properties, LLC

**PROPERTY INVOLVED:**    7200-7240 W. Foothill Boulevard                    (see map on reverse)

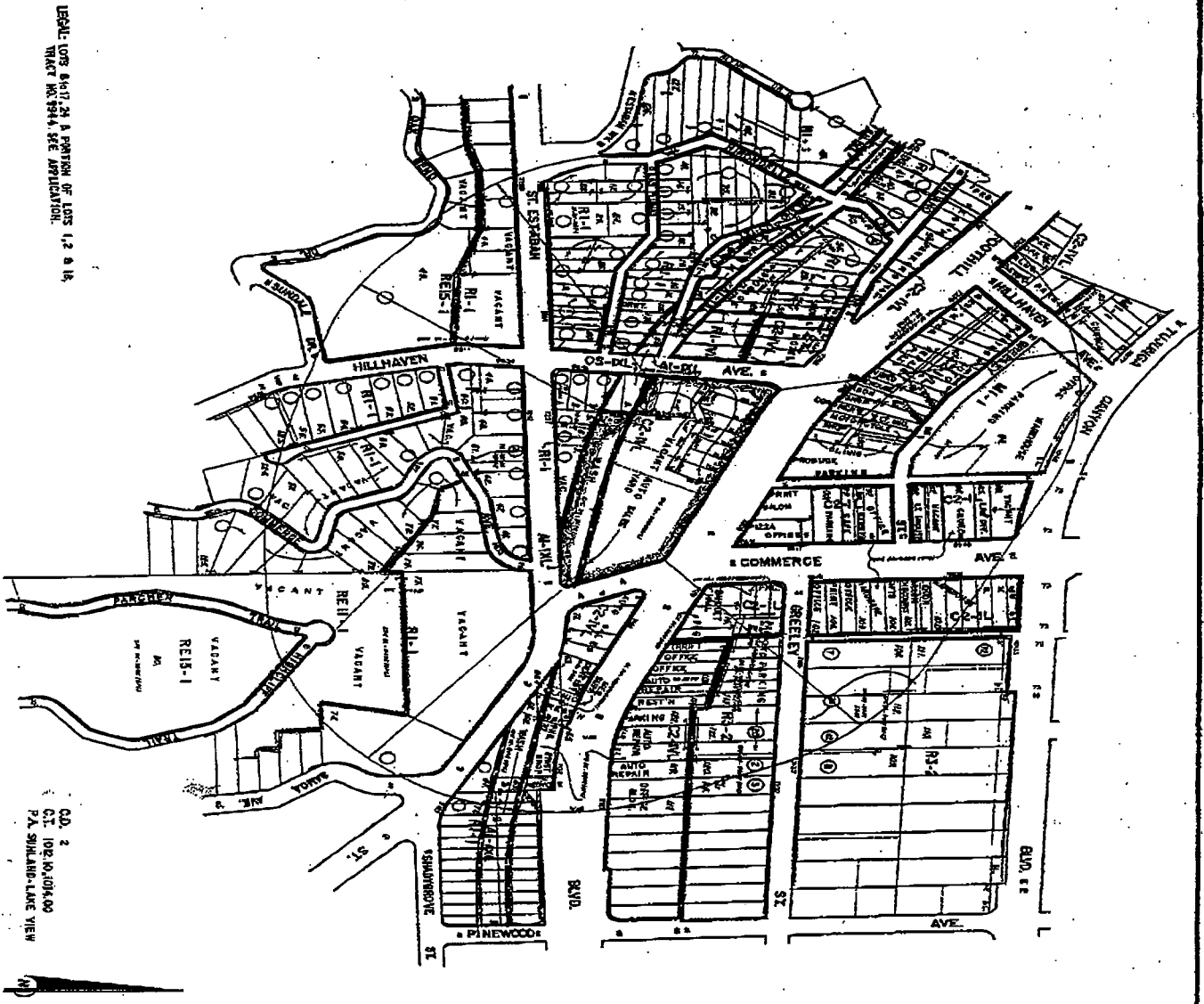
- REQUEST:**
1. Pursuant to Section 11.5.7 F of the Municipal Code, **Exceptions** from the following Sections of the Foothill Boulevard Specific Plan (Ordinance No. 170,694):
    - a. Section 8.B.2.a to permit a 58 foot high building in lieu of the maximum 33 feet permitted;
    - b. Section 8.A.2.c to permit more than 30 percent of the street frontage for the first story of a multi-level parking structure to be used for parking purposes in lieu of the minimum required 70 percent of the street frontage for the first story to contain Financial Services, Neighborhood Retail, Neighborhood Services or other related uses as determined by the Director of Planning;
  2. Pursuant to Section 12.24 of the Municipal Code, a **Conditional Use** for the following:
    - a. Pursuant to Section 12.24 W 27 of the Municipal Code, a Commercial Corner Development approval for deviations from the following requirements and conditions enumerated in Section 12.22 A 23:
      1. Section 12.24 W27(1) to permit hours of operation from 5:30 a.m. to 12:00 midnight daily in lieu of 7:00 a.m. to 11:00 p.m.;
      2. Section 12.22 A 23(a)(1) to allow a 58 foot high building in lieu of the maximum 45 feet permitted;
      3. Section 12.22 A 23(a)(3) to allow less than 50 percent transparent windows on the exterior walls that front on adjacent streets in lieu of the minimum 50 percent required;
    - b. Section 12.24 F - Modification of the height regulations which do not comply with the following Sections of the Municipal Code:
      1. Section 12.21.1 (Height District 1VL) to permit a 58 foot high building in lieu of the maximum 45 feet permitted; and
      2. Section 12.21.1 A 10 (Transitional Height) to permit a 58 foot high building in lieu of the maximum 25-foot height permitted at a distance of 0 to 49 feet and maximum 33-foot height permitted at a distance of 50 to 100 feet from an R zoned lot; and
  3. Pursuant to Section 11.5.7 C of the Municipal Code, a **Project Permit Compliance** with the Foothill Boulevard Specific Plan;

**PROPOSED PROJECT:**            **Construction of a new commercial retail shopping center with basement and surface parking.** The proposed 36,210 square foot building complex will be 2-stories, 58 feet in height with a subterranean parking garage having 121 parking spaces and 84 surface parking spaces for a total of 205 parking spaces, on a 82,575 square foot lot.

The hearing will be conducted by a Hearing Officer who will consider all the testimony presented at that time and any written communication received prior to or at the hearing, as well as the merits of the application as it relates to existing environmental and land use regulations. Written communications should include the above Case Number. The Hearing Officer will subsequently prepare a report, including a recommendation, which will be considered by the Planning Commission at a later date.

**WRITTEN CORRESPONDENCE** should cite the Case number indicated at the top of this notice and may be mailed to the Los Angeles City Planning Department, Community Planning Bureau, 6262 Van Nuys Boulevard, Suite 351, Van Nuys, CA 91401. The complete file, including the application and an environmental assessment, is available for public inspection at this location between, the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday. Please call (818) 374-5036 several days in advance to assure that the file will be available.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES** - If you challenge a City action in court, you may be limited to raising



LEGAL: LOTS 84617, 24 & PARTITION OF LOTS 1, 2 & 18  
 TRACT NO. 8944, SEE APPLICATION.

CD, 2  
 CT, 102 10, 1016 00  
 P.A. SHILAND-LAKE VIEW

PLANNING ASSOCIATES, INC.  
 4400 VINGLAND AVE, SUITE 108  
 STUDIO CITY, CA 91604  
 (818) 940-8907

**COMMERCIAL CORNER REVIEW**  
**SPECIFIC PLAN EXCEPTION**

CASE NO.  
 DATE: 03-30-04  
 SCALE: 1" = 100'  
 USES: FIELD  
 D.M. 232 LANE, COURSES  
 T.B. PAGE 004  
 ZONING: L-2

only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Any written correspondence delivered to the Department before the Planning Commission's action on the matter will become a part of the administrative record. Note this may not be the last hearing on this matter.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing 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 no later than three working days (72 hours) prior to the hearing by calling the above number. Translators u otro tipo de servicio puede ser proviedo si se solicita. Para asegurar que este tipo de servicio sea disponible, favor de solicitarlos por lo menos 3 dias (72 horas) antes de la audiencia llamando al telefono mencionado.

An Equal Opportunity Affirmative Action Employer.