

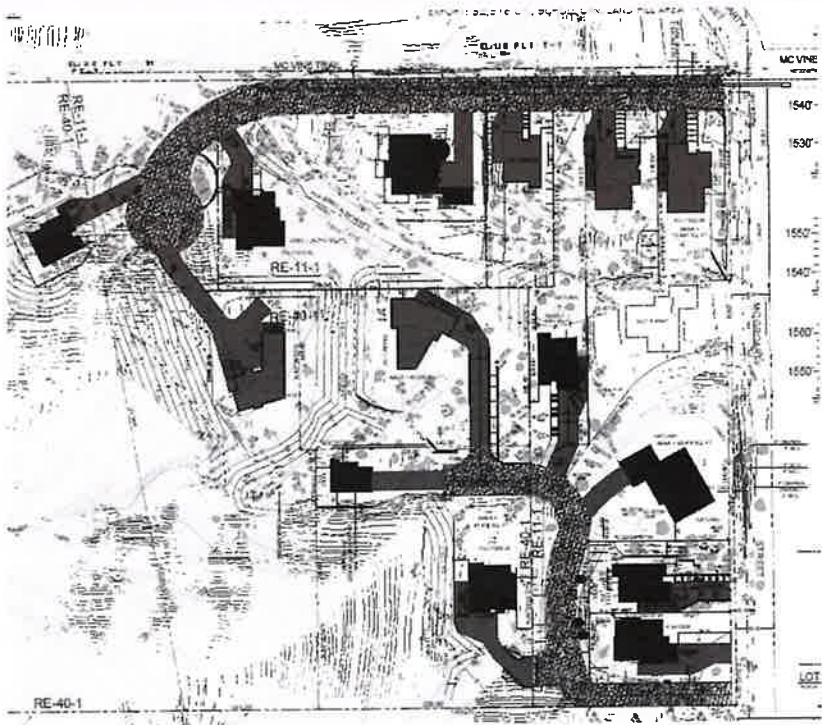
Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Deputy Advisory Agency will consider:

Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-2070-MND (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.

Pursuant to Los Angeles Municipal Code (LAMC) Section 17.06 and 17.15, a Vesting Tentative Tract Map, VTT No. 73967, for the subdivision of two lots into 13-lots on an 853,737 gross square feet (19.6 acres) and 830,113 net square feet (19.06 acres) site in the RE11-1 and RE40-1 Zones.



Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):
VTT-73957

Environmental Case Number(s):
ENV-2016-2070-MND

Related Case Number(s):
DIR-2019-952-SPP

Overlay(s):
San Gabriel Verdugo Mountains Scenic Preservation Specific Plan Overlay Zone

Zone:
RE11-1, RE40-1

Land Use Designation:
Low Residential, Minimum Residential

Community Plan Area:
Sunland-Tujunga- Lake View Terrace- Shadow Hills - East La Tuna Canyon

Council District:
7

Applicant:
Albert Davityan

Representative:
Hayk Martirosian, Techna Land Co. Inc

Assigned Staff Contact Information:
Dang Nguyen, City Planner
dang.nguyen@lacity.org
(818) 374 - 5027
6262 Van Nuys Blvd #430
Van Nuys CA 91401

Who's Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知
Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

Accommodations - 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.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email per.planning@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.



Department of City Planning
781 Pinefalls Avenue,
Diamond Bar, CA 91789



\$0.69⁰
US POSTAGE IMI
FIRST-CLASS
FROM 91789
06/25/2025
Stamps.com



063S0011317494

VTT-73957
SUNLAND - TUJUNGA
NEIGHBORHOOD COUNCIL
PO BOX 635
TUJUNGA CA 91043

9104330635 8007



Notice of Public Hearing

Aviso de Audiencia Pública • 公開聽證會通知
공청회통지 • Abiso ng Pagdinig sa Publiko
Հանրային լսումների մասին ծանուցագիր



Traducción
번역 • 翻译
Pagsasalin
Թարգմանություն



Tuesday, July 8, 2025
10:30 a.m.

Vesting Tentative Tract map
subdivision of two lots into 13 lots
including 11 new single-family
dwelling units

Project Located at:

8100, 8150, 8160 W. McGroarty Street,
10000 N. McVine Terrace

Hearing Conducted by:

Advisory Agency

This public hearing will be conducted entirely virtually and
will allow for remote public comment.

Options to Participate:

By phone: (669) 900 - 9128 or (213) 338 - 8477
When prompted, enter the Meeting ID: **840 3557 1858 #**

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/84035571858>
Enter Meeting ID: 840 3557 1858 and Passcode: 156650

You will be auto-muted when entering the meeting. To comment on an
agenda item, click the raise hand icon (Webinar) or press *9 (Phone)
to "raise your hand" virtually following staff calling the item.

The meeting's agenda will be provided no later than 72 hours
before the meeting at planning4la.org/hearings. Please note that
virtual meeting instructions will be provided on the meeting agenda.

Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知
Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր

311 • Traducción • 번역 • 翻译 • Pagsasalin • Թարգմանություն



Project Address

Sitio de Proyecto
프로젝트 주소 • 項目地址
Address ng Proyekto

8100, 8150, 8160 W. McGroarty St., 10000 N. McVine Terrace, 91040

Proposed Project

Proyecto Propuesto
프로젝트 제안 • 擬議項目
Iminungkahing Proyekto
Առաջարկվող ծրագիր

The subdivision of two lots totaling 853,737 gross square feet (19.6 acres)
and 830,113 net square feet (19.06 acres) currently improved with three
existing buildings (one two-story, 38,420 square foot single-family dwelling
and three-car garage; and one approximately 2,379 square foot private
school with accessory living quarters) to create 13 single-family lots with
private street access. The existing 38,420 single-family dwelling will remain,
and the private school/accessory living quarters will be converted to a
single-family residence. An additional 11 single-family dwelling units are
proposed for construction for a total of 13 single-family dwellings on the
project site. The applicant is proposing 47,720 cubic yards of cut, 15,405
cubic yards of fill, and 32,315 cubic yards of export. There are 106 native
protected trees and 63 non-protected mature trees on the subject site. The
applicant is proposing to remove seven protected trees (six Oak and one
Sycamore) and up to 63 non-protected trees.