

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 2004-6831-ZC**

**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, APRIL 1, 2005, AT 1:30 PM**

**APPLICANT:** Garnik Badalyans

**PROPERTY INVOLVED:** 11104 N. Oro Vista Avenue (see map on reverse)

**REQUEST:** Pursuant to Section 12.32 of the Los Angeles Municipal Code, a Zone Change from RA-1 (Suburban Zone) to R1-1 (One -Family Zone).

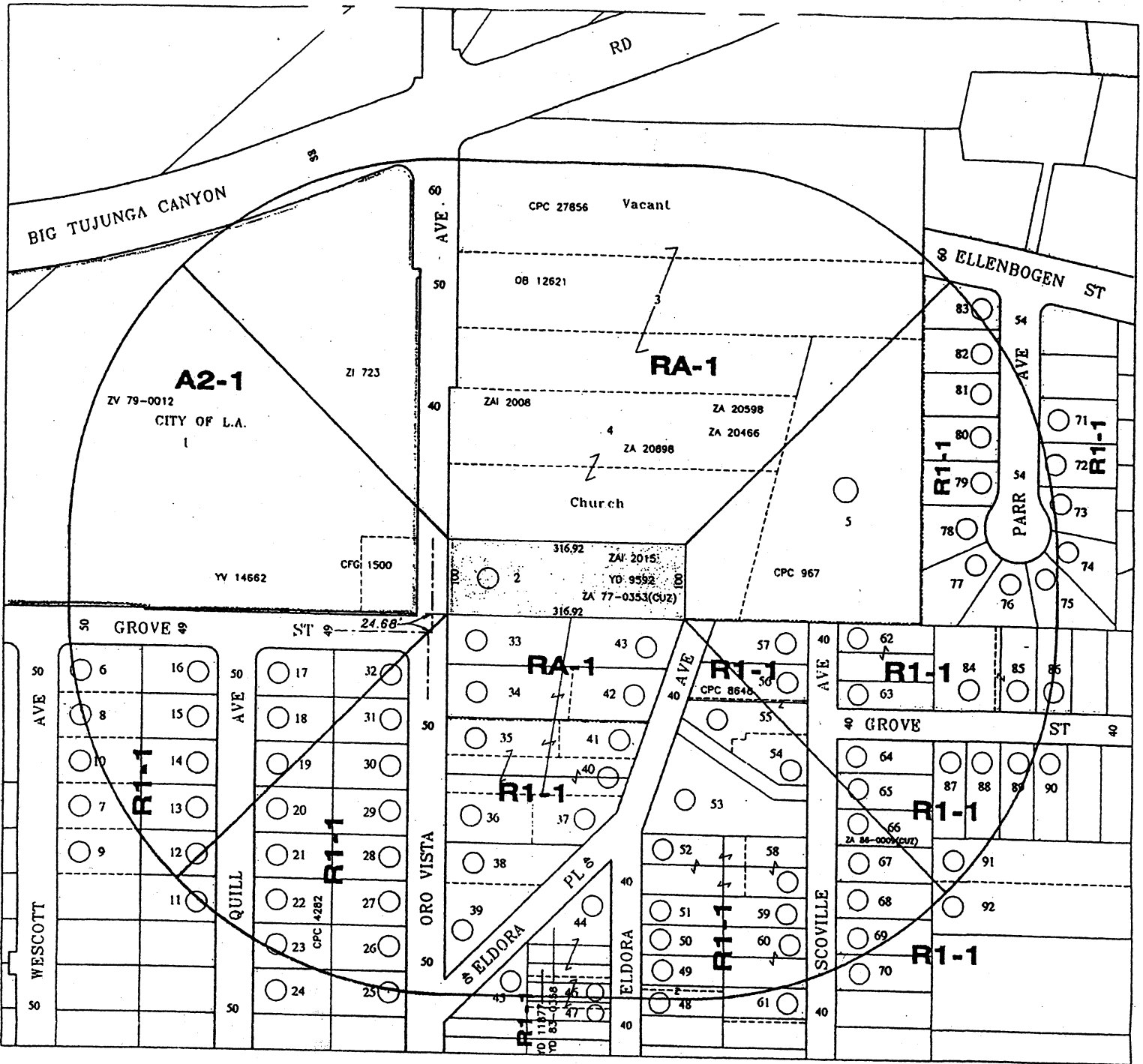
**PROPOSED PROJECT:** **Demolition of one single-family dwelling and development of 4 detached single-family dwellings on 4 proposed lots**, on a 33,692 net square foot parcel. Note: A separate case (AA-2004-6685-PMLA) has been filed for parcel map purposes will require a separate action by the Advisory Agency.

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, 200 N. Spring Street, Room 621, Los Angeles, CA 90012. 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 (213) 978-1162 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 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. *Traductores u otro tipo de servicio puede ser provisto si se solicita. Para asegurar que este tipo de servicio sea disponible, favor de solicitarlos por lo menos 3 días (72 horas) antes de la audiencia llamando al teléfono mencionado.*



**PRELIMINARY PARCEL MAP LA NO. 2004**  
**ZONE CHANGE INCIDENT TO SUBDIVISION RA-1 TO R1-1**

T.B. PAGE 503  
 GRID G2  
 C.D. NO. 2  
 C.T. 1031.01

**AREA = 0.73 AC.**

**PARCEL LEGAL DESCRIPTION:**

TRACT: WESTERN EMPIRE TRACT  
 MAP: M.B. 18-150-151(SHT.1)  
 LOT: POR.115 1/2

ADDRESS: 11104 N. ORO VISTA AVE.  
 SUNLAND, CA 91040

CASE NO.  
 DATE: OCTOBER 6, 2004  
 DRAWN BY: HAYK MARTIROSIAN  
 D.M. NO. 210 B 189  
 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

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