

ormación en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300.



Address Any Communication To:
NORTH VALLEY AREA PLANNING COMMISSION
200 North Spring Street, Room 532
Los Angeles, CA 90012
(213) 978-1300

NOTICE OF PUBLIC HEARING

- ✓ INTERESTED PARTIES
- ✓ ABUTTING PROJECT SITE
- ✓ OWNERS AND OCCUPANTS
- ✓ 500-FOOT RADIUS

**Concerning property at
20500 West Nordhoff Street**

Case No.: ZA 2015-2412-ZV-1A

CEQA: ENV-2015-2413-MND

Community Plan: Chatsworth - Porter Ranch

Council District No.: 3 - Blumenfield

Continued to: March 17, 2016

Hearing Date: ~~March 3, 2016~~

Hearing Time: after 4:30 P.M.

Hearing Place: Marvin Braude Building

First Floor Conference Room

6262 Van Nuys Boulevard

Van Nuys, CA 91401

The North Valley Area Planning Commission invites you to attend a hearing regarding the property highlighted above. *The law requires that owners and renters near this site be notified of this hearing.* If you do not wish to attend the hearing, you may ignore this notice.

The hearing involves an appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.27, to deny a variance from Section 12.18 to permit the conversion, use and maintenance of an existing 21,784 square-foot light industrial building to an Assisted Living Care Housing development in the MR2 Zone; to deny a variance from Section 12.12.1 of the Los Angeles Municipal Code to permit the construction, use and maintenance of an 11,226 square-foot addition to the existing building in the P Zone; and to adopt the Mitigated Negative Declaration ENV-2015-2413-MND as the environmental clearance for this project.

Applicant: Alon Abady, Nordhoff 26, LLC.

Representative: Dominic Hong, Bid Group, Inc.

Appellant: Same

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at **<http://www.planning.lacity.org>**.

TESTIMONY: Written testimony may be submitted prior to the hearing (see instructions below); however, oral testimony ***can only be given at the hearing*** and may be limited due to time constraints. Sign language interpreters and assistive listening devices may be provided if you contact our office at least three (3) business days before the hearing.

FOR ADDITIONAL INFORMATION AND INSTRUCTIONS ON SUBMITTING TESTIMONY SEE BELOW

DECISION: The Commission's decision will be based on the merits of the case and the applicable law. ***The Commission can consider the entire action even if only a portion has been appealed.*** A report of the Commission's action will be mailed upon request after the hearing. Pursuant to Government Code Section 65009(b)(2), any court challenge of the Commission's action may be limited to those issues considered at the public hearing.

FILE REVIEW: The complete file, including the determination is available for public inspection in the Commission office, Suite 532, 200 N. Spring Street, Los Angeles, between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1300 several days in advance to assure file availability.

CORRESPONDENCE AND EXHIBITS

The Commission members are not City employees. They are citizens who have been appointed by the Mayor. They function in a quasi-judicial capacity and therefore, cannot be contacted before the hearing. Any written testimony which you wish them to see **may only** be submitted to our office using the following guidelines:

1. If you wish to submit materials to the Commission for their consideration, they should be received in the Commission office **ten days** prior to the date of the hearing. If Monday is a holiday, they should be received by **noon of the preceding Friday**.
2. Please provide an **original** and **fourteen (14) copies (15 sets)** of all correspondence or exhibits (for the file, (5) Commission members, Director of Planning, Chief Zoning Administrator, Associate Zoning Administrator, City Planner, Commission Executive Assistant and City Attorney). All **fifteen copies/sets** may be mailed in the same envelope.
3. Correspondence must be on letter size or legal size paper (8 1/2 " x 11" or 8 1/2 " x 14").
4. All oversized exhibits (photos, plans, artists' renderings) must be able to fit in a legal size folder. Therefore, they should be mounted on foldable paper or a file size copy must be provided. Photo exhibits **must** be mounted on light cardboard or foldable paper.
5. Write the ZA case number on all communications and exhibits.
6. **ALL** materials submitted to the Commission become City property and cannot be returned. This includes any correspondence or exhibit used as part of your testimony to the Commission.

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 other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling (213) 978-1300.