

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

**NOTICE OF PUBLIC HEARING
TO ABUTTING PROPERTY OWNERS**

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

Hearing By:	Office of Zoning Administration	Case No.:	ZA 1999-670-CUZ-PA1
Date:	Friday, September 16, 2016	CEQA No.:	ENV 2015-2320-CE
Time:	9:00 a.m.	Council No.:	7
Place:	Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Boulevard, Room 1B Van Nuys, CA 91401	Plan Area:	Mission Hills-Panorama City- North Hills
		Zone:	R1-1
		Applicant:	Shahram Maghame
		Representative:	Borzou Rahimi

Staff Contact:	Marc Woerschling
Phone No.:	(818) 374-9919
E-mail:	marc.woerschling@lacity.org

PROJECT LOCATION: 11019 Arleta Avenue

REQUESTED ACTION: The Zoning Administrator will consider:

1. Pursuant to Section 12.24-M of the Los Angeles Municipal Code, modification of the Zoning Administrator's approval of a Conditional Use Permit for a place of worship for the Nimatullahi Sufi Order to remove Condition 5 which specifies that the religious facility shall consist of two existing buildings and prohibits a physical expansion of the two buildings and the addition of new buildings.
2. Pursuant to Section 12.24-M of the Los Angeles Municipal Code, modification of the Zoning Administrator's approval of a Conditional Use Permit for a place of worship for the Nimatullahi Sufi Order to remove Condition 6 which requires that a caretaker reside in the second floor of the westerly building, specifies the uses of the rooms in the eastern building and that the religious leader shall reside in the eastern building;
3. Pursuant to Section 12.24-M of the Los Angeles Municipal Code, modification of Condition 7 of the Zoning Administrator's approval of a Conditional Use Permit for a place of worship for the Nimatullahi Sufi Order to read: "Religious use of the property involving public assembly, as volunteered by the application, will be on Thursday and Sunday meetings, from 6 p.m. to 10 p.m. In addition members may

meet with the religious leader for counseling prayer, meditation and other similar activities by appointment on other days. Notwithstanding the above, three annual meetings on other days may be permitted plus an annual event as permitted by the Department of Building & Safety subject to a 30 day written notice to abutting neighbors of the property indicating the hours involved.”

4. Pursuant to Section 12.24-M Los Angeles Municipal Code Section 12.24-M, modification of Condition 11 of the Zoning Administrator’s approval of a Conditional Use Permit for a place of worship for the Nimatullahi Sufi Order to remove the requirement for double pane windows and add “regular” before “public assembly” and “on designated days” after “public assembly”.
5. Pursuant to Section 12.24-M of the Los Angeles Municipal Code, modification of the Zoning Administrator’s approval of a Conditional Use Permit for a place of worship for the Nimatullahi Sufi Order to remove Condition 13 which reads: No outdoor religious events involving public assembly are authorized.”
6. Pursuant to Section 12.24-M of the Los Angeles Municipal Code Section, modification of Condition 14 of the Zoning Administrator’s approval of a Conditional Use Permit for a place of worship for the Nimatullahi Sufi Order to read: “The maximum occupancy of the meditation room shall be as allowed per prevailing Code (455 square feet divided by seven square feet per occupant without fixed seats = 65 occupants maximum).
7. Pursuant to Section 12.24-M of the Los Angeles Municipal Code, modification of Condition 19 of the Zoning Administrator’s approval of a Conditional Use Permit for a place of worship for the Nimatullahi Sufi Order to remove the prohibition of weddings, funerals or other similar ceremonies on the property and also the prohibition of child care, school or outdoor festivals.
8. Pursuant to Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment and which shall therefore be exempt from the provisions of the California Environmental Quality Act (CEQA).

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

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 on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

ADVICE TO PUBLIC: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles Department of City Planning; Marvin Braude San Fernando Valley Constituent Center; 6262 N. Van Nuys Boulevard, Suite 430; Van Nuys CA 91401 (Attention: Marc Woerschling).

REVIEW OF FILE: The case file including the application and the environmental assessment are available for public inspection at the Department of City Planning, Marvin Braude San Fernando Valley Constituent Center; 6262 N. Van Nuys Boulevard, Suite 430; Van Nuys CA 91401 between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Please call the Hearing Officer indicated at the top of this notice several days in advance to assure that the file will be available. The files are not available for review on the day of the hearing.

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. The hearing facility and its parking are wheelchair

accessible. Sign language interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact: (Division, phone number – voice and TTY). *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*