



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
 City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

- To Owners:**
- Within a 100-Foot Radius
 - Within a 500-Foot Radius
 - Abutting a Proposed Development Site

- And Occupants:**
- Within a 100-Foot Radius
 - Within a 500-Foot Radius
- And:**
- Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 20729 – 20745 WEST NORDHOFF STREET

Case No.: APCNV-2017-5025-ZC-CU
CEQA No.: ENV-2017-5027-MND
Hearing Held By: Hearing Officer for the North Valley Area Planning Commission
Date: **March 8, 2019**
Time: **1:30 p.m.**
Place: Marvin Braude San Fernando Valley Constituent Service Center
 6262 Van Nuys Boulevard, Room 1B
 Van Nuys, CA 91401
Staff Contact: Valentina Knox-Jones, City Planner
 6262 Van Nuys Boulevard, Room 430
 Van Nuys, CA 91401
 Valentina.Knox.Jones@lacity.org
 (818) 374-5038

Council No: 12 – Vacant
Related Cases: None
Plan Area: Chatsworth – Porter Ranch
Zone: MR2-1 / P-1
Plan Overlay: None
Land Use: Light Manufacturing
Applicant: The Garden Christian Fellowship;
 David Kim
Representative: Timeless Architecture;
 James Thayer

PROPOSED PROJECT:

The proposed project involves the demolition of a portion of the existing surface parking lot and the entrance to an existing church (consisting of the entrance steps and front door); and the construction of a new one-story foyer (3,277 square-feet in size) and the construction of a new two-story classroom structure (7,248 square-feet in size); as well as the demolition of an existing basketball court at the rear of the property and the construction of additional surface parking. Landscaping is also proposed as part of the changes to the surface parking lot and around the entrance of the foyer. The project requires the import and fill of approximately 925 cubic yards of soil.

REQUESTED ACTION(S):

1. The North Valley Area Planning Commission shall consider, pursuant to CEQA Guidelines 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2017-5027-MND (“Mitigated Negative Declaration”), and all comments received.
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a Zone Change from MR2-1 and P-1 Zones to MR2-1 Zone.
3. Pursuant to LAMC Section 12.24 W.9, a Conditional Use Permit for the continued maintenance and expansion of an existing Church in the MR2 Zone.

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Decision-makers such as Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS – Written materials may be submitted prior to the hearing via email, in person or by U.S. mail to the staff identified on the front of this page or to the decision-maker or hearing officer at the public hearing. **An original plus three (3) copies must be submitted prior to, or at the hearing. To the extent possible, please also submit all materials electronically (flash drive, CD or via email).** Materials must be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral 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.