



Address Any Communications to:
OFFICE OF ZONING ADMINISTRATION
 200 N. SPRING ST., 7TH FLOOR
 LOS ANGELES, CA 90012
 (213) 978-1318
 FAX - (213) 978-1334

NOTICE OF PUBLIC HEARING TO PROPERTY OWNERS

- Within a 100-Foot Radius
- Within a 500-Foot Radius
- Abutting a Proposed Development Site
- And Occupants within a 100-Foot Radius
- And Occupants within a 500-Foot Radius

CASE NO. ZA 2007-5423(ZV)(SPR)
 ZONE VARIANCE AND SITE PLAN REVIEW
 CEQA NO. ENV 2007-5424-MND

VAN NUYS-NORTH SHERMAN OAKS
 PLANNING AREA
 DISTRICT MAP NO. 180B153/180B157
 COUNCIL DISTRICT NO. 2

The Office of Zoning Administration will conduct a public hearing which you may attend.

PLACE: Marvin Braude San Fernando
 Valley Constituent Service Center
 First Floor Conference Room 1B
 6262 Van Nuys Boulevard
 Van Nuys, CA 91401

TIME: **MONDAY, JANUARY 25, 2010 AT 2:00 P.M.**

APPLICANT: NORTHRIDGE GAS STATION, INC.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this application. Interested parties are also invited to submit written comments regarding the request prior to the hearing. The environmental impact will be among the matters considered at the hearing.

REQUEST: 1) Pursuant to Section 12.27 of the Los Angeles Municipal Code, a Zone Variance to permit the construction, use and maintenance of a three-story 54-unit apartment building partially in the P-1VL Zone, and 2) Pursuant to Section 16.05 of the Los Angeles Municipal Code, Site Plan Review for a residential building of 50 or more units, on a 25,221 square-foot lot in the [Q]C1.5-1VL and P-1VL Zones.

PROPERTY INVOLVED: 13724 West Victory Boulevard, legally described as Fr. Lot 31, Tract 1000, as more specifically described in the application. The property is zoned [Q]C1.5-1VL and P-1VL.

REVIEW OF FILE: Case No. ZA 2007-5423(ZV)(SPR) containing the application, maps and exhibits with the request, is available in the Office of Zoning Administration, 7th Floor, 200 North Spring Street, Los Angeles, CA 90012, between the hours of 7:15 a.m. and 4 p.m., Monday through Friday. Please call (213) 978-1318, (818) 756-8121 or (310) 548-7721 in advance to assure that the file will be available. The file will be unavailable for review the day of the hearing.

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, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

Pursuant to California Government Code Section 65009(b)(2), any court challenge to the Zoning Administrator's action on this matter may be limited to only those issues raised prior to the close of the public hearing.

A copy of the plot plan and radius map are also on file at 6262 Van Nuys Boulevard, Van Nuys, Monday through Friday; telephone (818) 374-5050.