



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 2008-2304(ZV)(SPR)
ZONE VARIANCE AND SITE PLAN REVIEW

MISSION HILLS-PANORAMA CITY
PLANNING AREA
DISTRICT MAP NO. 201B141
COUNCIL DISTRICT NO. 12

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

PLACE: Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard
Van Nuys, CA 91401

TIME: **FRIDAY, FEBRUARY 20, 2009 AT 9:00 A.M.**

APPLICANT: A COMMUNITY OF FRIENDS

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: Pursuant to Section 12.27 of the Los Angeles Municipal Code, a Variance from Section 12.04.09 to permit the conversion, use and maintenance of two medical buildings into 147 affordable housing units plus two manager's units with 149 parking spaces; and 2) Pursuant to Section 16.05, Site Plan Review to evaluate and mitigate significant impacts on an approximately 306,860 square-foot Federally owned site in the PF-1 Zone.

PROPERTY INVOLVED: 16111 Plummer Street, Buildings 4 and 5, legally described as Lots 1, 2, 15 and 16, Porter Land & Water Co., as more specifically described in the application. The property is zoned PF-1. (SEE OTHER SIDE FOR VICINITY MAP)

REVIEW OF FILE: Case No. ZA 2008-2304(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.