



Address Any Communications to:  
**OFFICE OF ZONING ADMINISTRATION**  
 200 N. SPRING ST., 7<sup>TH</sup> 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 2005-7365(CU)(SPP)  
 CONDITIONAL USE AND SPECIFIC PLAN  
 PROJECT PERMIT COMPLIANCE

SUNLAND-TUJUNGA-LAKEVIEW TERRACE-  
 TOLUCA LAKE PLANNING AREA  
 DISTRICT MAP NO. 201A203  
 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  
 6262 Van Nuys Boulevard  
 Van Nuys, CA 91401

TIME: **FRIDAY, APRIL 7, 2006 AT 9:00 A.M.**

APPLICANT: JOY FELLOWSHIP CHURCH

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) A conditional use permit, pursuant to the provisions of Section 12.24-W,9 of the Los Angeles Municipal Code, to permit the construction, use and maintenance of an 8,300 square-foot church facility for 250 congregants with 67 parking spaces on an 11.35-acre site with three existing one-story single-family dwellings to remain and used for pastor's residence/administrative office, caretaker's residence and computer/media building; and 2) Pursuant to the provisions of Section 11.5.7, Specific Plan Project Permit Compliance with the San Gabriel/Verdugo Mountains Specific Plan (Ordinance No. 175,736).

**PROPERTY INVOLVED:** 9717-9729 North Tujunga Canyon Boulevard, legally described as Fr. Bertrand Beque 10.92 Acres, Arbs 20-22 and Lot 46, Arb. 15, V, Beaudry's Mountains Tract, as more specifically described in the application. The property is zoned RE40-1. (SEE OTHER SIDE FOR VICINITY MAP)

**REVIEW OF FILE:** Case No. ZA 2005-7365(CU)(SPP) 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.

**IF YOU ARE NO LONGER THE OWNER OF THE PROPERTY WITHIN THIS AREA, PLEASE FORWARD THIS NOTICE OF HEARING TO THE NEW OWNER.**

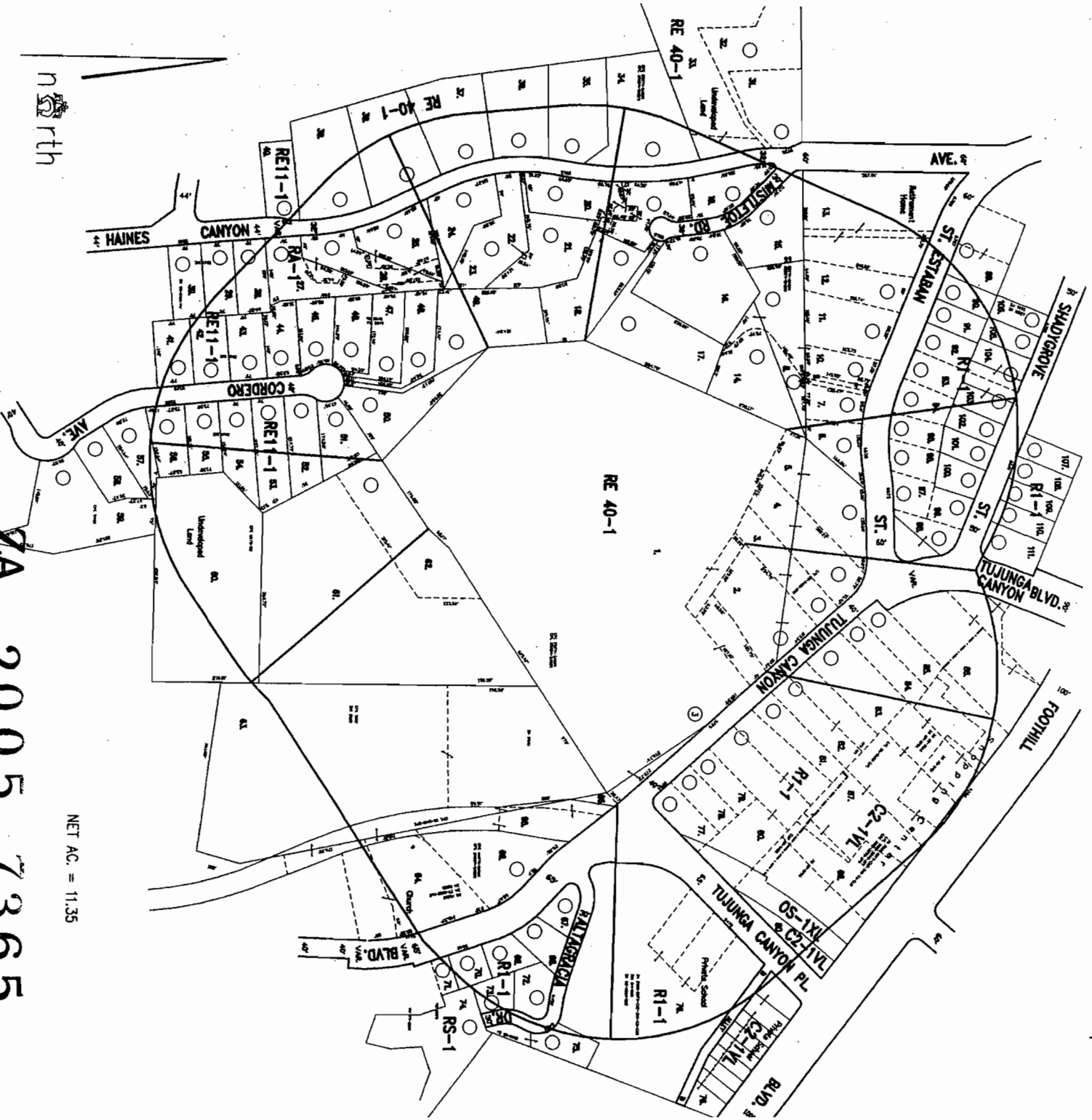
(Tear Off)

CASE NO. ZA 2005-7365(CU)(SPP)

You will be sent a copy of the decision if your property touches or is across the street from the subject property. Others wishing a copy must mail this tear-off form and a self-addressed stamped legal-size envelope within 15 days to:

Office of Zoning Administration  
7th Floor  
200 North Spring Street  
Los Angeles, CA 90012

Name	_____
Address	_____
City, State, Zip Code	_____



NET AC. = 11.35

**ZA 2005 7365**

THOMAS BRGS. PAGE: 504 GRID: B/5, c/5, B/6 C.D. 2 C.T. 1014.00 P.A. 250 CODES: 407-140 73 00-2512	<b>CONDITIONAL USE - ZA</b> <b>PROJECT PERMIT COMPLIANCE</b> <b>TRICOR CONSULTING GROUP, INC.</b> 3435 WILSHIRE BLVD., SUITE 2725 LOS ANGELES, CA 90010 213-368-0818	CASE NO.: DATE: AUGUST 30, 2005 DRAWN BY: AL PRATT 818-346-4096 D.M. NO.: 201 A 203 198 B 201 SCALE: 1" = 100' USES: FIELD CONTACT PERSON: ALEX WOO 213-368-0818
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LEGAL: RE 40-1, RE 1-1, R 1-1, C 2-1 VL, OS 1 XL, RS 1, V. BEAUMONT'S MOUNTAINS TRACT, M.R. 3-4771. SEE APPLICATION