

*Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300.*



Address Any Communication To:  
NORTH VALLEY AREA PLANNING COMMISSION  
200 North Spring Street, Room 532  
Los Angeles, CA 90012

## 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**

### **9545 Wentworth Street**

Case No. ZA 2003-5292(CU)(ZV)-1A  
Sunland - Tujunga - Lake View Terrace-  
Shadow Hills-East La Tuna Canyon  
Council District No. 12

Hearing Date: **Thursday, May 6, 2004**  
Hearing Time: **after 4:30 P.M.**  
Hearing Place: **Marvin Braude Constituent  
Service Center  
6262 Van Nuys Blvd, 1<sup>st</sup> Floor  
Van Nuys, CA 91401**

The North Valley Area Planning Commission invites you to attend a hearing regarding the property highlighted above. *The law requires that owners and renters near this site be notified of this hearing.* If you do not wish to attend the hearing, you may ignore this notice.

**The hearing involves** an appeal from the entire determination of an Associate Zoning Administrator's approval pursuant to Los Angeles Municipal Code Section 12.24-W,41, of a Conditional Use Permit to permit the sale and or/lease of firearms and ammunition in the M1 zoned portion of an approximately 9.8 acre site; and pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, approval of a variance from Section 12.12.1-A to permit the short term storage of trucks and trailers in the P Zone. [JP]

**APPLICANT:** Gregg H. Bilson, Sr.  
**APPELLANTS:** Shadow Hills Property Owners Association

**TESTIMONY:** Written testimony may be submitted prior to the hearing (see instructions on the reverse side); however, oral testimony ***can only be given at the hearing*** and may be limited due to time constraints. Sign language interpreters and assistive listening devices may be provided if you contact our office at least three (3) business days before the hearing.

**DECISION:** The Commission's decision will be based on the merits of the case and the applicable law. *The Commission can consider the entire action even if only a portion has been appealed.* A report of the Commission's action will be mailed upon request after the hearing. Pursuant to Government Code Section 65009(b)(2), any court challenge of the Commission's action may be limited to those issues considered at the public hearing.

**FILE REVIEW:** The complete file, including the determination is available for public inspection in the Commission Secretariat, Suite 532, 200 N. Spring Street, Los Angeles, between the hours of 9:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1300 several days in advance to assure file availability.

### **CORRESPONDENCE AND EXHIBITS**

The Commission members are not City employees. They are citizens who have been appointed by the Mayor. They function in a quasi-judicial capacity and therefore, cannot be contacted before the hearing. Any written testimony which you wish them to see **may only** be submitted to our office using the following guidelines.

1. If you wish to submit materials to the Commission for their consideration, they should be received in the Commission office ten days prior to the date of the hearing. If Monday is a holiday, they must be received by noon of the preceding Friday.
2. Please provide an **original** and **nineteen (19) copies (sets)** of all correspondence or exhibits (for the file; (5) Commission members, Director of Planning, Chief Zoning Administrator, Associate Zoning Administrator, City Planner, Commission Executive Assistant and City Attorney). All **twenty copies/sets** may be mailed in the same envelope.
3. Correspondence must be on letter size or legal size paper (8 ½ " x 11" or 8 ½ " x 14").
4. All oversized exhibits (photos, plans, artists' renderings) must be able to fit in a legal size folder. Therefore, they should be mounted on foldable paper or a file size copy must be provided. Photo exhibits must be mounted on light cardboard or foldable paper.
5. Write the ZA case number on all communications and exhibits (for Parcel Map, Private Street and Certificate of Compliance appeals use the original case number, for Coastal Development Permit appeals, write the CDP number).
6. **ALL** materials submitted to the Commission become City property and cannot be returned. This includes any correspondence or exhibit used as part of your testimony to the Commission.

*As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the staff person referenced in this notice.*

P.S. From Concerned Community Members re: Variance Request

The only light industry property on Wentworth Street, approved in the early 70s, in spite of community opposition, desires to expand its use **to store** trailers (40 – 50 ft long) and trucks. The property is surrounded by:

- the Big Tujunga Wash Mitigation Bank, to preserve open space and the Federal & State listed endangered species.

- Wentworth Street is a designated Scenic Corridor as stated in the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan Ordinance.

- Residential Homes (about 30) to the East of the property, two, of two story homes East and across the street and several homes on the bluff.

To expand the use of this property, **to store** trailers and trucks at this site **is not compatible** in the midst of a residential, horse keeping, rural area. Storage of trailers and trucks belongs in a designated industrial location.

We need your support; please come to the hearing on Thursday, May 6, 2004.

Thank You,

Roberta Cole, Stake Holder STNC  
April 28, 2004