



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. DIR 2004-2104(RV)  
 POSSIBLE IMPOSITION OF CONDITIONS  
 TO ABATE NUISANCE OR REVOCATION  
 OF USE

SUNLAND-TUJUNGA-LAKE VIEW TERRACE-  
 SHADOW HILLS-EAST LA TUNA CANYON  
 PLANNING AREA  
 DISTRICT MAP NO. 207B197  
 COUNCIL DISTRICT NO. 2

A City Zoning Administrator will conduct a public hearing which you may attend.

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

TIME: FRIDAY, MAY 28, 2004 AT 8:30 A.M.

APPLICANT: CITY OF LOS ANGELES  
 DEPARTMENT OF CITY PLANNING  
 OFFICE OF ZONING ADMINISTRATION

The purpose of the hearing is to obtain testimony of the owner of the subject property and business operator plus affected and/or interested persons regarding the operation of Canyon Market. Following the hearing, the Zoning Administrator may require the discontinuance of the use or impose conditions regarding the use of the existing business as a market/liquor store in order to mitigate any land use impacts caused by the use. The public is also invited to submit written comments prior to the hearing.

**ISSUES:** There have been written allegations from Los Angeles Police Department-Foothill Area, the Citywide Nuisance Abatement Program (CNAP) and correspondence from the community that the Canyon Market generates nuisance activities such as assaults, excessive loud noises, criminal threats, assaults with a deadly weapon, by the owner of the market/liquor store, and have adversely impacted nearby residential uses, business owners and customers jeopardizing and/or endangering the public health and safety of persons residing or working on the premises or in the surrounding area since 1997.

Further, the activities occurring in and around the premises generated 147 Calls for Service from the Los Angeles Police Department. Arrests have been made by the Los Angeles Police Department for shootings, assaults, criminal threats, assaults with a deadly weapon, possession of dangerous weapons and that these activities have contributed to the physical deterioration of the adjacent community and impacted the quality of life of those working and residing in the area. In addition, the following activities have put unnecessary strain on public safety resources, thereby constituting a public nuisance.

**AUTHORITY:** The Director of Planning, through the Office of Zoning Administration, has the authority to revoke the use or impose conditions on the operation of the existing business as a market/liquor store under Section 12.27.1 (land use impacts caused by any use), of the Los Angeles Municipal Code.

**PROPERTY INVOLVED:** The business conducted at the subject property is known as the Canyon Market, is located at 7421 West Hillrose Street, and is legally described as Lot 77 of the Zachau Tract, as more specifically described in the application. The property is zoned [Q]C1-1VL.

**REVIEW OF FILE:** Case No. DIR 2004-2104(RV) 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.

**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. DIR 2004-2104(RV)

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