



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

To Owners: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
☐ Abutting a Proposed Development Site

And Occupants: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
And: ☒ Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 20450 West Lassen Street (9854 North Mason Avenue)

Case No.: ZA-2018-1359-CU
CEQA No.: ENV-2018-1360-CE
Hearing Held By: Associate Zoning Administrator
Date: Tuesday, August 21, 2018
Time: 11:10 a.m.
Place: Marvin Braude San Fernando Valley
Constituent Service Center
First Floor Conference Room
6262 Van Nuys Boulevard
Van Nuys, CA 91401
Staff Contact: More Song, Planning Assistant
200 North Spring Street, Room 763
Los Angeles, CA 90012
More.Song@lacity.org
(213) 978-1319

Council No: 12 – Englander
Related Cases: N/A
Plan Area: Chatsworth – Porter Ranch
Zone: C2-1L
Plan Overlay: N/A
Land Use: Neighborhood Commercial
Applicant: Charles Naaman
Representative: Alicia Ley
MPA Associates

PROPOSED PROJECT:

The proposed project involves the construction of a new 1,100 square-foot automatic car wash and the conversion of an existing combination snack shop and automotive service building into a 1,488 square-foot convenience store, all in conjunction with an existing gasoline service station. The proposed project will continue to maintain the existing fuel dispensers, an existing 1,200 square-foot canopy, and an existing 33-foot high pole sign with 140 square feet of sign area. The proposed hours of operation are from 7:00 a.m. to 9:00 p.m. daily for the car wash and 24 hours daily for the convenience store and fuel dispensers.

REQUESTED ACTION(S):

1. Determine based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,4, a Conditional Use to permit an automatic car wash in conjunction with an existing gasoline service station and convenience store with the following deviations from the development standards and operating conditions enumerated in LAMC Section 12.22-A,28;
 - a. **Windows** – To allow exterior walls or doors which are parallel to a street to consist of less than fifty percent transparent windows;
 - b. **Bay Doors** – To allow a bay door or vehicle entrance, exit, or opening to face an R Zone that is within 100 feet of the face of the building containing the bay door, vehicle entrance, exit, or opening;
 - c. **Wash Rack** - To allow automotive laundry or wash rack with entrances, exits, or openings facing an R Zone within 100 feet of the side of the building containing the bay door, vehicle entrance, exit, or opening;
 - d. **Signs** - To permit the continued use of an existing on-site pole sign;

- e. **Landscaping** – To permit a landscaped, planted area less than five feet in width along street frontages;
 - f. **Hours of Operation** - To allow hours of operation exceeding the maximum permitted hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, 9:00 a.m. to 8:00 p.m. Saturday, and 11:00 a.m. to 8:00 p.m. Sunday; and
3. Pursuant to LAMC Section 12.24-W.27, a Conditional Use to allow the following deviations from LAMC Section 12.22-A.23 in conjunction with a Commercial Corner Development in the C2-1L Zone exceeding the maximum permitted hours of 7:00 a.m. to 11:00 p.m. daily:
- a. **Windows** – To allow exterior walls and doors of a ground floor containing non-residential uses that front adjacent streets to consist of less than fifty percent transparent windows;
 - b. **Signs** – To permit the continued use of an existing on-site pole sign; and
 - c. **Landscaping** – To permit a landscaped, planted area with a minimum inside width of less than five feet along a street frontage, the perimeter of a parking area, and the perimeter of the lot abutting a residential zone.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

AGENDAS AND REPORTS- Commission agendas are posted for public review in the Main Street lobby of City Hall East, 200 North Main Street, Los Angeles, California. Commission Agendas and Hearing Schedules are accessible online at planning.lacity.org. If this matter is before a Commission, please note that a Recommendation Report will be available on-line seven (7) days prior to the hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings". Recommendation Reports are hyperlinked to the case numbers on the agendas. **Please note that Recommendation Reports are not prepared for Hearing Officer or Zoning Administrator hearings.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to the hearing. Decision-makers such as Associate Zoning Administrators or Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department or Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written testimony may be submitted via email, in person or by U.S. mail to the staff identified on the front of this page. Correspondence should be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

Matters before Commissions:

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and Commission identified on the front of this page. In addition, an **original plus six (6) copies** must be submitted to the Commission Office directly at **200 North Spring Street, Room 532, Los Angeles, CA 90012** in attention to the Commission Secretariat.
- **Rebuttal Submissions** - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission Meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the public hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation.

- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped “*File Copy. Non-complying Submission*”. Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at planning.lacity.org by selecting “Commissions & Hearings” and selecting the specific Commission.

Matters before an Associate Zoning Administrator (AZA) or Hearing Officer: Written materials not limited as to volume must be received no later than **five (5) days** prior to the hearing date. Provide an **original** plus **three (3)** copies, and follow the size guidelines above.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

ACCOMMODATIONS - 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. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.