

CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF CITY PLANNING

**NOTICE OF PUBLIC HEARING  
REVIEW OF CONDITIONS AND POSSIBLE REVOCATION OF USE**

**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:** ☐ Others

The purpose of the hearing is to obtain testimony of the property owner and/or business operator, plus affected and/or interested persons regarding the operation of the Liquor Bank, use location address: 3600 West Stocker Street, (property location addresses of: 3600 and 3610 West Stocker Street; 4201 South Crenshaw Boulevard). Following the hearing, the Zoning Administrator may require the discontinuance of the use; or modify, delete, or impose additional conditions regarding its use as a 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.

**Hearing:** Office of Zoning Administration

**Date:** Tuesday, November 17, 2015

**Time:** 11:00 a.m.

**Place:** Los Angeles City Hall  
200 North Spring Street, Room 1070  
(Enter from Main Street)  
Los Angeles, CA 90012

**Case No.:** DIR 2009-1885(RV)(PA1)

**CEQA No.:** ENV 2015-3664(CE)

**Council No.:** 8

**Plan Area:** West-Adams- Baldwin Hills-Leimert

**Zone:** [Q]C1.5-1

**Applicant:** City of Los Angeles

**Staff Contact:** Tim Fargo  
**Phone No.:** (213) 978-1458  
[Tim.Fargo@lacity.org](mailto:Tim.Fargo@lacity.org)

**PROJECT LOCATION:** 3600 West Stocker Street  
The property is legally described as Lots 7, 8, and Fr. Lot 9, Block A, Tract 10900

**REQUESTED ACTION:** The Zoning Administrator will consider:

1. A Plan Approval, pursuant to Los Angeles Municipal Code Section 12.27.1, Condition No. 1 of the Zoning Administrator's determination Case No. DIR 2009-1885(RV), and City Council action Council File No. 10-0130, effective March 29, 2010, for the purpose of reviewing compliance with the conditions and the effectiveness of the conditions in eliminating the public nuisance problems.
2. Los Angeles Police Department Calls for Service documentation of: assault with a deadly weapon, battery, theft, gang activity, and disturbances at the subject site.
3. Pursuant to Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment and which shall therefore be exempt from the provisions of CEQA.

The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

On December 28, 2009, the Zoning Administrator issued a determination (Case No. DIR 2009-1885(RV)) in accordance with Section 12.27.1 of the Los Angeles Municipal Code, requiring the modification of the operation of a liquor store known as The Liquor Bank. Effective March 29, 2010, the City Council (Council File No. 10-0130) resolved to deny appeals filed by the business owners and adopted the Zoning Administrator's findings to mitigate adverse impacts located at 3600 West Stocker Street.

Condition No. 1 of the determination (Case No. DIR 2009-1885(RV)), effective March 29, 2010, states in relevant part:

1. The property and business owners shall file a Plan Approval application between 8 months and 12 months from the effective date of this action to allow for a review of the effectiveness in implementing the Conditions established herein and to determine whether the public nuisance problems identified in the Findings Section of this determination have been eliminated. A public hearing shall be conducted. Notice of the public hearing shall be mailed to all property owners and occupants located within 500 feet of the property. The owners shall submit evidence of compliance of each condition with the Plan Approval application. The Zoning Administrator conducting the hearing may add, modify or delete Conditions as determined appropriate. The Zoning Administrator may also require the discontinuance of the uses or any portion of the property or individual lease space if the applicable findings can be made.

The due date for the filing of the first Plan Approval application was March 29, 2011. As the owner/operator did not submit the required Plan Approval, the City filed the application on October 7, 2015.

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

**Exhaustion Of Administrative Remedies:** If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

**Advice To Public:** The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Office of Zoning Administration, 200 N. Spring Street, Room 763, Los Angeles, CA 90012 (attention: Tim Fargo).

**Review Of File:** The file, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1914 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

**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 auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request.

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice.

Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance. Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.

*Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*