

CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF CITY PLANNING

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:** ☒ Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project, prior to a decision is rendered.

**Hearing By:** Zoning Administrator  
**Date:** Wednesday, December 16, 2015  
**Time:** 11:00 A.M.  
**Place:** Los Angeles City Hall  
200 N. Spring St., Room 1020  
Los Angeles, CA 90012

**Staff Contact:** Jenna Monterrosa  
**Phone No.:** (213) 978-1377  
**E-mail:** jenna.monterrosa@lacity.org

**Case No.:** ZA 2015-2935(CU)(ZV)(ZAA)  
**CEQA No.:** ENV-2015-2936-MND  
**Incidental** N/A  
**Cases:**  
**Related Cases:** N/A  
**Council No.:** 13 – O’Farrell  
**Plan Area:** Westlake  
**Specific Plan:** N/A  
**Certified NC:** Rampart Village  
**GPLU:** Highway Oriented Commercial  
**Zone:** C2-1 and RD2-1

**Applicant:** Todd Sims, 3107 Beverly LLC  
**Representative:** Steven A. Williams, Affordable Expediting

**PROJECT LOCATION:** 3107, 3107 ½, 3109, 3111, 3113, 3115, 3117, 3119, 3119 ½ W. Beverly Boulevard; 118 North Dillon Street

**PROPOSED PROJECT:** The project involves the renovation of a vacant, two-story, approximately 22,000 square-foot, commercial structure into commercial retail/restaurant space with reduced parking provided on an adjacent lot. In lieu of 44 parking spaces, the project will provide 21 spaces located on parking lot that will be provided in conjunction with the demolition of an existing vacant structure that previously operated as a child care center. The commercial building is located in the C2-1 Zone and the proposed parking lot is located within the RD2-1 Zone.

**REQUESTED ACTION:**

- 1) Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,37, a Conditional Use permit to allow public parking in the RD2-1 Zone;
- 2) Pursuant to Los Angeles Municipal Code (LAMC) Section 12.27, a Zone Variance from Section 12.21-A(4)(c) to allow 21 parking spaces in lieu of the required 44 spaces;
- 3) Pursuant to LAMC Section 12.28, a Zoning Administrator’s Adjustment from Section 12.09.1(B) to allow a 0-foot front rear, and side yard in the RD2-1 Zone;

- 4) Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment from Section 12.21-C,1(g) to allow public parking located in the required front, rear, and side yards of the RD2-1 Zone;
- 5) Pursuant to Section 21082.1(c)(3) of the California Public resources Code, the Zoning Administrator will consider adopting the Mitigated Negative Declaration, (ENV-2015-2936-MND) for the subject use; and
- 6) Pursuant to Sections 21081.6 and 15097, the adoption of a Mitigation Monitoring Program for ENV-2015-2936-MND.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. 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.

**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 (or Email: [jenna.monterrosa@lacity.org](mailto:jenna.monterrosa@lacity.org)): Department of City Planning; 200 N. Spring Street, Room 721; Los Angeles, California 90012; Attn.: Jenna Monterrosa, Case No. ZA 2015-2935(CU)(ZV)(ZAA).

**REVIEW OF FILE:** The complete file, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call Jenna Monterrosa at (213) 978-1377 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. *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.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

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. *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.*

**\*Puede obtener información en Español acerca de esta junta llamando al (213) 978-1308\***