

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 Jean's Liquor (currently known as ANS Liquor & Market), use location address: 4708 South Normandie Avenue, (property location addresses: 4706, 4706½, 4708 South Normandie Avenue). 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: Thursday, January 28, 2016
Time: 9:00 a.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1070
(Enter from Main Street)
Los Angeles, CA 90012

Case No.: DIR 1994-0158(RV)(PA5)
CEQA No.: ENV 2015-4566-CE
Council No.: 9
Plan Area: South Los Angeles
Zone: C2-1L

Applicant: City of Los Angeles

Staff Contact: Angela Trinh
Phone No.: (213) 978-1916
Email: angela.trinh@lacity.org

PROJECT LOCATION: 4708 South Normandie Avenue
The property is legally described as Fraction of Lot 2, Block 13, Vermont Square Tract.

REQUESTED ACTION: The Zoning Administrator will consider:

1. A Plan Approval, pursuant to Los Angeles Municipal Code Section 12.27.1, Condition No. 6 of the Zoning Administrator's determination DIR 1994-0158(RV)(PA4) for the purpose of reviewing compliance with and the effectiveness of the conditions in eliminating the public nuisance problems.
2. 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 July 13, 1994, the Zoning Administrator (Case No. ZA 94-0158(RV)) determined that the operation of Jean's Liquor constituted a public nuisance and imposed corrective conditions. The applicant filed an appeal to the Board of Zoning Appeals (Case No. 5029), which denied the appeal and imposed additional corrective conditions. The effectiveness of compliance with conditions has been reviewed four prior times.

On October 8, 2009, the Zoning Administrator determined that the operation of Jean's Liquor was in compliance with imposed conditions. In accordance with Section 12.27.1 of the Los Angeles Municipal Code, the Zoning Administrator issued a determination (Case No. DIR 1994-0158(RV)(PA4)) with modified conditions, including the filing of a Plan Approval. The due date for filing the Plan Approval application was October 24, 2014. The property owner/operator has failed to file the required Approval of Plans. Therefore the Director of Planning has initiated the requested action.

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: Angela Trinh).

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) 978-1318 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.