

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: Associate Zoning Administrator
Date: Tuesday, April 19, 2016
Time: 12:00 P.M.
Place: Marvin Braude San Fernando Valley
Constituent Services Center
6262 Van Nuys Boulevard, Room 1B
Van Nuys, CA 91401

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

Case No.: ZA 2015-3436(CUB)(CU)
CEQA No.: ENV-2015-3437-MND
Incidental Cases: N/A
Related Cases: N/A
Council No.: 3
Plan Area: Canoga Park – Winnetka –
Woodland Hills – West Hills
Specific Plan: N/A
Certified NC: Canoga Park
GPLU: General Commercial;
Neighborhood Office
Commercial
Zone: [Q]C1-1VL; [Q]C2-1VL; P-
1VL

Applicant: 7-Eleven, Inc.
Representative: Guerrero Services,
Anibal Guerrero

PROJECT LOCATION: 20900 – 20944 W. Roscoe Blvd; 8201 – 8235 N. De Soto Ave.

PROPOSED PROJECT: A Conditional Use to permit the sale of beer and wine for off-site consumption in conjunction with a new convenience store located in a 3,479 square foot lease space in an existing commercial building with 195 shared parking spaces on an approximately 3.4 acre site, with proposed hours of alcohol sales from 7:00 a.m. to 12:00 a.m. daily. The applicant is also requesting a Conditional Use to allow store hours of operation 24 hours a day, 7 days a week. The project includes a change of use to a convenience store, and tenant improvements.

REQUESTED ACTION:

- 1) Pursuant to LAMC Section 12.24-W,1, a Conditional Use to permit the sale of beer and wine for off-site consumption in conjunction with a new 3,479 square foot convenience store located in the [Q]C1-1VL Zone;
- 2) Pursuant to LAMC Section 12.24-W,27, a Conditional Use to allow proposed hours of operation 24 hours a day, 7 days a week, in lieu of the standard Mini-Shopping

Center/Commercial Corner hours of operation limitation from 7:00 a.m. to 11:00 p.m.;

- 3) Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the Zoning Administrator will consider adopting the Mitigated Negative Declaration (MND) (ENV-2015-3437-MND) for the above referenced project; and
- 4) Pursuant to Section 21081.6 of the California Public Resources Code, the Zoning Administrator will consider adopting the Mitigation Monitoring Program for the MND (ENV-2015-3437-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:

Los Angeles City Planning Department,
Expedited Processing Section,
200 N. Spring Street, Room 721,
Los Angeles, CA 90012 (attention: Jenna Monterrosa).

REVIEW OF FILE: ZA 2015-3436(CUB)(CU), 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 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. *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) 482-7073