

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 Ha Ha Café Comedy Club, use location address: 4712 North Lankershim Boulevard (property location addresses of: 4712, 4714, and 4720 North Lankershim 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 comedy club 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: September 7, 2016
Time: 11:30 a.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1070
(Enter from Main Street)
Los Angeles, CA 90012

Case No.: DIR 2011-1402(RV)(PA3)
CEQA No.: ENV 2016-0043(CE)
Council Dist.: 2
Plan Area: North Hollywood - Valley Village
Zone: C2-1VL

Applicant: Jack Assadourian

Staff Contact: Rony Girón
Phone No.: (213) 202-5403
Rony.Giron@lacity.org

SITE LOCATION: 4712 North Lankershim Boulevard
The property is legally described as: Lot 3, Tract 7623 and Fr. Lot 17, Arb 2, Blix Tract

REQUESTED ACTION: The Zoning Administrator will consider:

1. A Plan Approval, pursuant to Los Angeles Municipal Code Section 12.27.1 and Condition No. 9 of the Zoning Administrator's determination in Case No. DIR 2011-1404(RV)(PA2), effective January 29, 2015, for the purpose of reviewing compliance with the conditions and the effectiveness of the conditions in eliminating 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 November 9, 2011, the Zoning Administrator (DIR 2011-1402(RV)) determined that the operation of the Blue Moon Night Club (now known as Ha Ha Café Comedy Club) constituted a public nuisance and imposed corrective conditions pursuant to LAMC Section 12.27.1 in order to mitigate adverse impacts caused by the operation of the nightclub. The action was appealed to the City Council and the appeal was denied (CF No. 11-2023). The Council adopted the findings of the Zoning Administrator and approved corrective conditions. In the second review of compliance with conditions (DIR 2011-1402(RV)(PA2)), the Zoning Administrator found that the business, now the Ha Ha Café Comedy Club, had operated in substantial compliance with the terms and conditions of the previous determination, and retained and modified conditions effective January 29, 2015.

Authority: The Director of Planning, through the Office of Zoning Administration, has the authority to revoke the use or impose corrective conditions on the operation of the existing business as a comedy club 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, Nuisance Abatement/Revocations Unit, 201 North Figueroa Street, 5th Floor, Los Angeles, CA 90012 (attention: Rony Girón).

Review of File: The file, including the application and the environmental assessment, is 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) 202-5464 several days in advance to assure that the file will be available. The file is 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.