

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

CORRECTED 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. **This Corrected Notice of Public Hearing corrects errors in a previously mailed Notice of Public Hearing.** (Additions are in underline; deletions are in ~~strikeout~~)

Hearing By: Associate Zoning Administrator
Date: Wednesday, October 19, 2016
Time: 11:00 A.M.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: Oliver Netburn
Phone No.: (213) 978-1382
E-mail: Oliver.Netburn@lacity.org

Case No.: ZA-2016-2470(CU)
CEQA No.: ENV-2016-2471-CE
Class 2, Category 2
Council No.: 13
Plan Area: Hollywood
Certified NC: Hollywood Studio District
GPLU: Neighborhood Office
Commercial
Zone: C4-1D
Applicant: Chick-fil-A, Inc.
Representative: Jonathan Lonner,
Burns & Bouchard, Inc.

PROJECT LOCATION: 1011 North Western Avenue

PROPOSED PROJECT: The project involves the use ~~use~~ demolition of an existing fast-food restaurant and ancillary drive-through and the construction of a new fast-food restaurant and ancillary drive-through with outdoor seating and extended hours of operation from 5:00 a.m. to 12:00 a.m., daily.

REQUESTED ACTIONS:

- 1) Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,27, a Conditional Use to allow:
 - a. a drive-through restaurant with hours of operation from 5:00 a.m. to 12:00 a.m. in lieu of the Commercial Corner Regulations of 6:00 a.m. to 11:00 p.m.,
 - b. ~~a three-foot landscape buffer in lieu of the otherwise required five foot buffer~~ a transparency of 5% in lieu of the Commercial Corner Regulations of 50%, and
 - c. the installation of two menu boards and canopies;

- 2) Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,37, a Conditional Use to allow the continued operation of a parking lot in the RD1.5-1XL Zone;
- 3) Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,17, a Conditional Use to allow the operation of a drive-through fast-food restaurant on a lot that adjoins a residentially-zoned lot; and
- 4) 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 project was issued a Categorical Exemption, Class 2, Category 2.

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 763,
Los Angeles, CA 90012 (attention: Oliver Netburn).

REVIEW OF FILE: [ZA-2016-2470\(CU\)](#), including the application and the environmental assessment, are available for public inspection at this location between the hours of 9:00 a.m. to 5:00 p.m., Monday through Friday. Please call Oliver Netburn at [\(213\) 978-1382](#) 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) 482-7072