

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: Wednesday, October 19, 2016
Time: 12:00 P.M.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

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

Case No.: ZA-2016-2375(CU)
CEQA No.: ENV-2013-0020-MND-REC1
Incidental Cases: N/A
Related Cases: ZA-2013-0019-CU
Council No.: 15 – Buscaino
Plan Area: Harbor Gateway
Specific Plan: N/A
Certified NC: Harbor Gateway South
GPLU: Heavy Manufacturing
Zone: M3-1

Applicant: Joonsik Kim,
Shalom Church
Representative: Myung Chung,
CMC Architects & Engineers

PROJECT LOCATION: 20050 South Vermont Avenue (20000 – 20050 South Vermont)

PROPOSED PROJECT: The project is a request for a Conditional Use to allow the construction, use, and maintenance of a 10,621 square-foot, two-story, addition to an existing 31,376 square-foot church that was previously granted Conditional Use approval in 2013 (Case No. ZA-2014-0019-CU). The addition will house a gymnasium, bible study classrooms, choir practice room, and bathrooms.

REQUESTED ACTION:

1. Pursuant to Los Angeles Municipal Code Section 12.24-W,9, a Conditional Use to allow the construction, use, and maintenance of an addition to an existing church located on a 161,188 square-foot site (3.7 acre) in the M3-1 Zone; and
2. Pursuant to Section 15162 and 15164 of the State's Environmental Quality Act (CEQA) Guidelines consider the Addendum (ENV-2013-0020-MND-REC1) with the adopted Mitigated Negative Declaration (ENV-2013-0020-MND) prior to making a decision on the Modified Project.

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 emailed: jenna.monterrosa@lacity.org):

Department of City Planning
200 N. Spring Street, Room 763
Los Angeles, California 90012
Attn.: Jenna Monterrosa
Case No. ZA-2016-2375(CU)

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 4:30 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) 482-7082