

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
And: ☒ Within a 500-Foot Radius
☐ Others

This notice is sent to you because you own property or live 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.

Hearing By: Hearing Officer for the South Los Angeles Area Planning Commission

Date: Thursday, November 17, 2016
Time: 2:00 P.M.
Place: City Hall 10th Floor, Room 1050
200 North Spring Street
Los Angeles, CA 90012

Hearing Officer: Michelle Singh
E-mail: Michelle.Singh@lacity.org

Case No.: APCS-2016-1560-VZC-VCU-CCMP
CEQA No.: ENV-2016-1561-CE
Council No.: CD 8 – Harris-Dawson
Plan Area: South Los Angeles
Specific Plan: South Los Angeles Alcohol Sales
HPOZ: Adams Normandie
Certified NC: Empowerment Congress North
GPLU: General Commercial
Zone: C1-1VL-HPOZ

Applicant: Benjamin An
Representative: Michael Pauls

PROJECT LOCATION: 1691 W. Adams Blvd.

PROPOSED PROJECT: The Applicant proposes a Vesting Zone Change from C1-1VL-HPOZ to C2-1VL-HPOZ to allow the demolition of an automotive fueling station with a 1,862-square-foot building and 8 vehicle fueling stations and the construction of a 2,500-square-foot building with 10 vehicle fueling stations; a Vesting Conditional Use permit to allow deviations from Commercial Corner Development regulations relating to hours of operation, to allow a 0-foot wide landscape planter along street frontage, and the continued use of an existing 30-foot high pole sign; and a Certificate of Compatibility for demolition and replacement of a non-contributing structure.

REQUESTED ACTION: 1. Pursuant to Section 12.32 of the LAMC, a **Vesting Zone Change** from C1-1VL-HPOZ to C2-1VL-HPOZ for the re-establishment of an automotive fueling station;

2. Pursuant to LAMC Section 12.24.T a **Vesting Conditional Use** to allow deviations from Commercial Corner Development regulations allowing a store operating 24 hours a day, a reduction in landscape requirements, and the continued use of an existing 30-foot high pole sign;
3. Pursuant to LAMC Section 12.20.3.L, a **Certificate of Compatibility**, for demolition and replacement of a non-contributing structure; and
4. Pursuant to Section **21084** of the California Public Resources Code, and Article 19, Sections 15303 (New Construction of Small Structures), 15331 (Historic Resource), and 15332 (In-Fill Development) of the CEQA Guidelines; and Article III, Section 2 (Replacement or Reconstruction), Class 2 (Replacement of Commercial Structure) of the City CEQA Guidelines, a **Categorical Exemption** has been issued for the project described above

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. After the hearing, the Hearing Officer will prepare a report, including a recommendation, which will be considered by the City Planning Commission at a later date.

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 Department of City Planning, 200 N. Spring Street, Room 721, Los Angeles, CA 90012 Attention: Alan Como.

REVIEW OF FILE: **APCS-2016-1560-VZC-VCU-CCMP** including the application and the environmental assessment are available for public inspection at the Department of City Planning, 200 N. Spring Street, Room 721, Los Angeles, CA 90012 between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Please call the Hearing Officer indicated at the top of this notice several days in advance to assure that the file will be available. The files are not available for review on 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.*