

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, November 1, 2016
Time: 10:00 A.M.
Place: Marvin Braude San Fernando Valley
Constituent Services Center
6262 Van Nuys Boulevard, Room 1B
Van Nuys, CA 91401

Staff Contact: JoJo Pewsawang
Phone No.: (213) 978-1214
JoJo.Pewsawang@lacity.org

Case No.: ZA 2016-2512-CU-SPR
CEQA No.: ENV-2016-2513-MND
Incidental Cases: N/A
Related Cases: N/A
Council No.: 12 – Englander
Plan Area: Canoga Park-Winnetka-
Woodland Hills-West Hills
Specific Plan: N/A
Certified NC: West Hills
GPLU: Community Commercial
Zone: C2-1VL
Applicant: Jennifer Daw
Chick-Fil-A, Inc.
Representative: Jonathan Lonner,
Burns & Bouchard, Inc.

PROJECT LOCATION: 6400 North Fallbrook Avenue

PROPOSED PROJECT: The project proposes the construction, use, and maintenance of an approximately 3,200 square-foot drive-thru restaurant (Chick-Fil-A). The proposed structure is one-story and approximately 26 feet high. 32 automobile parking spaces will be provided within a shared surface parking lot. The restaurant with drive-thru proposes to operate between the hours of 5:00 a.m. and 12:00 a.m. daily.

REQUESTED ACTION: The Associate Zoning Administrator will consider:
ENV-2016-2513-MND:

1. Pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code, adopt the **Mitigated Negative Declaration**, (ENV-2016-2513-MND) and **Mitigation Monitoring Program** for the proposed project.

ZA 2016-2512-CU-SPR:

2. Pursuant to Los Angeles Municipal Code Section 12.24-W,17, a **Conditional Use** to allow a drive-thru in the C2-1VL Zone located on a lot which adjoins the RS Zone;
3. Pursuant to Los Angeles Municipal Code Section 12.24-W,27, a **Conditional Use** to allow:
 - a. Hours of operation from 5 a.m. to 12 a.m., daily in lieu of the maximum permitted hours of 7:00 a.m. to 11:00 p.m. daily;
 - b. 47 percent transparent windows in lieu of the minimum 50 percent transparent windows on exterior walls/doors fronting adjacent streets;
 - c. A 3-foot landscaped buffer in lieu of the required 5-foot landscaped buffer;
 - d. The continued use and maintenance of an existing pole sign.
4. Pursuant to Los Angeles Municipal Code Section 16.05, a **Site Plan Review** for a change of use to a Drive-Through Fast-food Establishment which results in a net increase of 500 or more average daily trips.

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 the Los Angeles City Planning Department, Expedited Processing Section, [200 North Spring Street, Room 763, Los Angeles, CA 90012](#) (attention: JoJo Pewsawang) or e-mailed to JoJo.Pewsawang@lacity.org.

REVIEW OF FILE: Case No. **ZA 2016-2512-CU-SPR**, including the application and the environmental assessment, are 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 JoJo Pewsawang at (213) 978-1214 or e-mail to JoJo.Pewsawang@lacity.org 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) 482-7071