

CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF CITY PLANNING

**NOTICE OF PUBLIC HEARING - CORRECTED**  
**TO PROPERTY OWNERS AND OCCUPANTS WITHIN A 500-FOOT RADIUS**

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.

<b>Hearing By:</b>	Office of Zoning Administration	<b>Case No.:</b>	ZA-2015-3981-CU-SPP-SPPA
		<b>CEQA No.:</b>	ENV-2015-3980-MND
<b>Date:</b>	February 3, 2017	<b>Council No.:</b>	3
<b>Time:</b>	9:30 a.m.	<b>Plan Area:</b>	Canoga Park-Winnetka- Woodland Hills-West Hills
<b>Place:</b>	Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Boulevard, Room 1B Van Nuys, CA 91401	<b>Specific Plan:</b>	Ventura/Cahuenga Boulevard Corridor
		<b>Zone:</b>	C4-1VL
		<b>Applicant:</b>	Bhupinder S. Mac
<b>Staff Contact:</b>	Marianne King	<b>Representative:</b>	Jian Kerendian, Architects Group
<b>Phone No.:</b>	(818) 374-5059		
<b>E-mail:</b>	<a href="mailto:Marianne.king@lacity.org">Marianne.king@lacity.org</a>		

**PROJECT LOCATION:** 22351 West Ventura Boulevard and Assessor Parcel No. 2146012016

**REQUESTED ACTION:** The Zoning Administrator will consider:

1. Pursuant to Los Angeles Municipal Code 12.24 W.17, a Conditional Use Permit to allow a drive-through fast-food establishment (coffee shop) in the C Zone adjacent to a residential zone.
2. Pursuant to Los Angeles Municipal Code 12.24 W.27, a Conditional Use Permit to allow the demolition of an existing 2,436 square foot convenience market and the construction of a new one-story convenience market and coffee shop with drive-through, totaling approximately 3,472 square feet at an existing gas station. The project includes replacing the existing gas canopy with a new gas canopy with 8 new gas dispensers and an approximate 322 square foot outdoor patio area on the west side of the site (next to the coffee shop). The gas station, coffee shop, and convenience market is proposed to operate 24 hours daily in lieu of 7 a.m. to 11 p.m. otherwise required for a commercial corner.
3. Pursuant to Los Angeles Municipal Code 12.24 W.27, a Conditional Use Permit to allow the continued use of two existing fuel pole signs on a commercial corner site.
4. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 C, a Project Permit Compliance for the Ventura Cahuenga Boulevard Corridor Specific Plan for the proposed new construction and expansion of a

commercial use as described above. The project includes new landscaping, new signage, and 28 parking spaces comprised of 18 vehicle spaces, 5 vehicle spaces under the gas station canopy, and 20 bike parking spaces (10 short term, 10 long term). [Note: A maximum of 20 percent of required parking can be used for bike parking at a ratio of 4:1, four bike spaces is equivalent to one vehicle parking space.]

5. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 E.2(a), a Specific Plan Adjustment for the Ventura Cahuenga Boulevard Corridor Specific Plan to allow a total of 28 parking spaces on site in lieu of 30 spaces otherwise required (less than 10 percent reduction).
6. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration ENV 2015-3980-MND for the above referenced project; and
7. Pursuant to Sections 21081.6 and 15097, the adoption of a Mitigation Monitoring Program for ENV-2015-3980-MND.

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 Associate Zoning Administrator 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 delivered to the Department before the action on this matter, which will become a part of the administrative record. Note: This may not be the last hearing on this matter.

**ADVICE TO PUBLIC:** Written communications may be mailed to the Los Angeles Department of City Planning; Marvin Braude San Fernando Valley Constituent Center; 6262 N. Van Nuys Boulevard, Suite 430; Van Nuys CA 91401 (Attention: Marianne King), or emailed to [Marianne.King@lacity.org](mailto:Marianne.King@lacity.org).

**REVIEW OF FILE:** The case file, including the application and the environmental document, are available for public inspection at the Department of City Planning, Marvin Braude San Fernando Valley Constituent Center; 6262 N. Van Nuys Boulevard, Suite 430; Van Nuys CA 91401, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Please call the staff 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, Communication Access Real-Time Transcription (CART), 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, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, contact Personnel Services via email at [per.planning@lacity.org](mailto:per.planning@lacity.org). *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.*