



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
 City Hall 200 North Spring Street Los Angeles CA 90012
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:**
- Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an appeal from a Department action was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, if applicable, will be among the matters considered at the hearing. The Commission may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 2211 – 2219 South Hoover Street

Case No.: ZA-2015-2214-CU-CCMP-1A
CEQA No.: ENV-2015-2215-MND
Hearing Held By: South Los Angeles Area Planning Commission
Date: **March 5, 2019**
Time: **After 4:30 p.m.**
Place: Tenth Council District, District Office, 1st Floor Conference Room
 1819 South Western Avenue (entrance is at the rear of the building from the Manhattan Place parking lot)
 Los Angeles, CA 90006

Staff Contact: Etta Armstrong, Commission Executive Asst.
 200 N. Spring Street, Room 272
 Los Angeles, CA 90012
 etta.armstrong@lacity.org
 (213) 978-1128

apcsouthla@lacity.org

Council No: 8 - Harris-Dawson
Related Cases:
Plan Area: South Los Angeles
Zone: C2-1VL-HPOZ
Plan Overlay: South Los Angeles Alcohol Sales Specific Plan
 University Park Historic Preservation Overlay Zone
Land Use: General Commercial
Applicant: Jason Lim
 Jason's Arco & Mini Mart
Appellant: Jim Childs, Adams Dockweiler Heritage Organizing Committee
Representative: N/A

PROPOSED PROJECT:

The conversion of existing one-story convenience food mart with auto service bays and two fueling stations to a two-story convenience food mart with retail rental spaces and two fueling canopies on a 30,930 square-foot lot in the C2-1VL-HPOZ zone. The project scope includes a 1,670 square-foot addition to the mini-mart and the change of use of four existing auto repair bays to retail, and the continued use of a 24-foot pole sign. Proposed hours of operation are 24-hours, daily for the convenience food mart and fueling station and 7:00 a.m. to 11:00 p.m. for the retail rental spaces.

APPEAL:

Appeal of the December 12, 2018 Zoning Administrator's determination to approve:

1. Pursuant to Section 12.24 W.27 of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit deviations from Commercial Corner Development standards to allow 18.3 percent transparency on the northern building elevation and 21.9 percent transparency on the southern building elevation, in lieu of 50 percent transparency fronting adjacent streets per LAMC Section 12.22 A.23(a)3; to allow 2-foot landscaped setback along Hoover Street, a 2.5-foot landscaped setback along 23rd Street, and a 0-foot setback on the western property line abutting residential uses, in lieu of a 5-foot landscaped setback as required by LAMC Section 12.22 A.23(a)10.i; and
2. Pursuant to LAMC Section 12.20.3 L, a Certificate of Compatibility to allow the replacement of existing signage, windows, landscaping and the proposed 1,693 square-foot, one-story addition.

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

AGENDAS AND REPORTS- Commission agendas are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California. Commission Agendas are accessible online at planning.lacity.org, by selecting "Commissions & Hearings", the specific Area or City Planning Commission and "Agendas". Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. When required, hard copies must be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page. In addition, an **original plus six (6) copies** must be submitted to the Commission Office directly at **200 North Spring Street, Room 272, Los Angeles, CA 90012** in attention to the Commission Secretariat.
- **Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. Twelve copies must be submitted to the Commission Executive Assistant prior to the meeting.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at planning.lacity.org by selecting "Commissions & Hearings" and selecting the specific Commission.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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 services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.