



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 application 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, will be among the matters considered at the hearing. The hearing officer or decision-maker 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: 9116-9118 North Balboa Boulevard

Case No.: ZA-2017-2419-ZV-CU-PAB

CEQA No.: ENV-2017-2420-CE

Hearing Held By: Office of Zoning Administration

Date: April 29, 2019

Time: 1:00 p.m.

Place: Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Boulevard, Room 1B
Van Nuys, CA 91401

Staff Contact: Christine Bustillos, Planning Assistant
6262 Van Nuys Blvd, Room 430
Van Nuys, CA 91401
Christine.Bustillos@lacity.org
(818) 374-5072

Council No: 12 – Smith

Related Cases: ZA-1958-14961

Plan Area: Northridge

Zone: C2-1VL
P-1VL

Plan Overlay: None

Land Use: Neighborhood Office Commercial

Applicant: Anthony Sands,
BET Recreation Inc.

Representative: Janelle P. Williams,
Williams Land Use Services

PROPOSED PROJECT:

An application to allow the continued use and maintenance of an existing bowling alley and ancillary billiard and penny arcade within 500 feet of a residential zone including the addition of one new billiard table, for a total of three billiard tables, the use and maintenance of up to 20 arcade games, and the continued sale of a full line of alcoholic beverages for onsite consumption. The existing bowling alley is 26,236 square feet in area and proposes interior tenant improvements to include a full service restaurant, bar, lounge, game area, pro shop, concourse seating area, and 28 bowling lanes and 310 indoor seats in the C2-1VL and P-1VL Zones. The applicant is also proposing an addition of 175 square feet to enclose the front entryway, for a total square footage of 26,411. The proposed arcade games include 4 crane (claw) games, 1 air hockey, 10 video games (racing, etc.), 2 basketball games, 2 skeeball games, and 1 game of skill (Guitar Hero or similar). The site has 96 parking spaces, including 5 disabled parking spaces. Hours of operation are Monday 11:00am-1:00pm, Tuesday through Thursday 9:00am-1:00pm, Friday and Saturday 9:00am to 2:00am, and Sunday from 9:00am to 1:00am.

REQUESTED ACTION(S):

1. The Zoning Administrator shall consider an Exemption from CEQA pursuant to CEQA Guidelines, Section 13501, Class 1 and Section 13505, Class 5, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.27, a Zone Variance to allow the continued use and maintenance of a billiard hall ancillary to the bowling alley, including two billiard tables and the addition of one new billiard table, located within 500 feet of a residential zone.

3. Pursuant to LAMC Section 12.24 W.34, a Conditional Use to allow the continued use of up to 20 arcade games, including 4 crane games, 1 air hockey, 10 video games, 2 basketball games, 2 skeeball games, and 1 game of skill, in the C2-1VL Zone.
4. Pursuant to LAMC Section 12.24 M, a Plan Approval to a deemed-to-be-approved conditional use to allow continued sales and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant and bar, within an existing bowling alley, in the C2-1VL and P-1VL Zone.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

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.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Decision-makers such as Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department 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 the hearing via email, in person or by U.S. mail to the staff identified on the front of this page or to the decision-maker or hearing officer at the public hearing. **An original plus three (3) copies must be submitted prior to, or at the hearing. To the extent possible, please also submit all materials electronically (flash drive, CD or via email).** Materials 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.

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.