



NOTICE OF PUBLIC HEARING

POSSIBLE IMPOSITION OF CONDITIONS TO ABATE NUISANCE OR REVOCATION OF USE

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

The purpose of the hearing is to obtain testimony of the property owner and/or business operator, plus affected and/or interested persons regarding a site that has generated numerous complaints and required consistent police enforcement. As the present use may jeopardize and adversely affect the public health, peace, and safety of persons residing and working on the premises and in the surrounding area, and has documented reports of repeated nuisance activities, the City has responded with a public hearing for possible imposition of conditions to abate the nuisance or to revoke said use. Pursuant to Los Angeles Municipal Code Section 12.27.1, the Associate Zoning Administrator may require the discontinuance of the use, or may impose corrective conditions regarding its use in order to mitigate any land use impacts. The public is invited to submit written comments prior to the hearing.

Name of Business: Short Stop (FKA 7-Eleven)

Project Site: 6073 Van Nuys Boulevard

Case No.: DIR-2019-3669-RV

CEQA No.: ENV-2019-3670-CE

Hearing Held By: Office of Zoning Administration

Date: July 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: Matthew Lum, City Planner
201 N. Figueroa Street, Room 525
Los Angeles, CA 90012
Matthew.Lum@lacity.org
(213) 202-5481

Council No: 6 – Martinez

Related Cases: ZA-2014-4636-CUB

Plan Area: Van Nuys – North Sherman Oaks

Zone: CM-1VL

Specific Plan: None

Land Use: Commercial Manufacturing

Applicant: City of Los Angeles
Department of City Planning
Director of Planning

Representative: None

CURRENT OPERATION/USE:

Effective November 23, 2015, the Zoning Administrator (Case No. ZA-2014-4636-CUB) approved a conditional use to permit the sale and dispensing of a full line of alcoholic beverages for off-site consumption, in conjunction with the expansion of an existing convenience store.

REQUESTED ACTION(S):

The Associate Zoning Administrator on behalf of, as a designee of the Director of Planning, will consider the following:

1. An Exemption from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15321 (Enforcement Actions by Regulatory Agencies), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

2. Los Angeles Police Department calls for service, arrest reports, and crime analysis documentation of: petty theft, theft, shop-lifting, battery on a peace officer, robbery, brandishing, vandalism, stabbing, and assaults with deadly weapons.
3. Multiple violations of Conditional Use Permit conditions including: monitoring complaints, 24-hour hot line phone number, log of complaints, graffiti, and employees unaware of Conditional Use Permit conditions.
4. To discontinue or revoke the use, or impose corrective conditions on the operation of the existing business as a convenience store in order to abate the nuisance and mitigate any land use impacts under Section 12.27.1 of the Los Angeles Municipal Code.

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.**

REPORTS- Reports are hyperlinked to the case numbers on the hearing schedule.

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.