

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
And: ☒ Within a 500-Foot Radius
☐ 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.

Hearing: Office of Zoning Administration
Date: September 29, 2016
Time: 9:30 a.m.
Place: Los Angeles City Hall
200 N. Spring Street, Room 1020
(enter from Main Street)
Los Angeles, CA 90012
Staff Contact: Alan Como
(213) 473-9985
alan.como@lacity.org

Case No.: ZA 2016-0889(ZV)
CEQA No.: ENV-2016-888-MND
Council No.: 8
Plan Area: South Los Angeles
Zone: C1-1VL-O
Applicant: Nilolai Hass
Simon Haas
The Haas Brothers
Representative: Robert B. Lamishaw
JPL Zoning Services

PROJECT LOCATION: 1909-1910 W Adams Boulevard

REQUESTED ACTION: The Zoning Administrator will consider:

1. Pursuant to the provisions of Section 12.27 of the Municipal Code, a Zone Variance to permit a fine art studio, showroom, retail sales area, design and prototype facility with in-house video production in the C1-1VL-O zone, with hours of operation from 8:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. Saturday with special events, in conjunction with the continued use of an 8,750-square-foot studio arts facility, otherwise not permitted in the C1-1VL zone under Section 12.13 of the LAMC.

2. Pursuant to Section 21084 of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. 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 (Alan Como, 200 N. Spring Street, Room 721, Los Angeles, CA 90012).

REVIEW OF FILE: **ZA 2016-0889-ZV**, including the application and the environmental assessment is available for public inspection at the Department of City Planning, City Hall - Room 721, 200 North Spring Street, Los Angeles CA 90012 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Friday. Please call the Staff Contact 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, 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.*