

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
☒ Within a 500-Foot Radius
And: ☐ 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 by: Associate Zoning Administrator
Date: Wednesday, March 23, 2016
Time: 1:30 p.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: Frank Quon
Phone No.: (213) 473-9987
frank.quon@lacity.org

Case No.: ZA 2015-4438(CU)
CEQA No.: ENV-2015-4439-MND
Incidental Cases: None
Related Cases: None
Council No.: 1 – Cedillo
Plan Area: Wilshire
Specific Plan: None
Certified NC: McArthur Park
GPLU: General Commercial
Zone: C2-1

Applicant: Sung Bea Lee, YST Inc.
Representative: Ken Barton, Fiedler Group

PROJECT LOCATION: 2706, 2718, 2720 W. 8th Street

PROPOSED PROJECT: Proposed project involves development of vacant adjacent lot, and the demolition of the existing 1,846 sq. ft. service station and auto repair building to allow for the construction of a new retail commercial building consisting of a 3,060 sq. ft. gas station convenience store, and a 1,340 sq. ft. retail space. The existing fueling canopy, 3 multi-product dispensers, and underground storage tanks with associated fueling system will remain. A new fascia wrap will be installed on the existing fueling canopy. One multi-product fuel dispenser will be added to the existing fueling system, for a total of 8 fueling positions. A new retaining wall is proposed along the south property line. Nine parking spaces are proposed on the 18,128 square foot parcel. Parcel A and Parcel B require a lot tie for the proposed project. The project will operate 24 hours, 7 days a week.

REQUESTED ACTIONS: 1) Pursuant to LAMC Section 12.24-W, 27 a **Conditional Use** to allow the following:

- a. To permit 24 hours, 7 days a week operation of a gas station (with one fuel canopy) with convenience store and retail space, in lieu of the standard Mini-Shopping Center/Commercial Corner hours of operation limitation from 7:00 am to 11:00 pm;
 - b. Section 12.22-A, 23(a)(3), to permit a deviation from providing 50% building window transparency along the proposed building's north wall;
 - c. Section 12.22-A, 23 (a)(10)(i) to permit a deviation from the required 5-foot wide landscape buffer along the street frontage;
- 2) Pursuant to Section 21082.1(c)(3) of the California Public resources Code, adopt the Mitigated Negative Declaration (ENV-2015-4439-MND) for the above referenced project; and
 - 3) Pursuant to Section 21081.6 of the California Public Resources Code, adopt the Mitigation Monitoring Program for ENV-2015-4439-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 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 Frank Quon, Department of City Planning, 200 N. Spring Street, Room 721, Los Angeles, California 90012, or emailed to frank.quon@lacity.org.

REVIEW OF FILE: ZA 2015-4438(CU), including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call Frank Quon at (213) 473-9987 several days in advance to assure that the files will be available. The files are not available for review 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.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1308