



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: 18333 W Eddy St (primary), 18200 and 18333 W Eddy St, 18201-18251 Napa Street

Case No. ZA-2019-3518-ZV
CEQA No. ENV-2019-3519-CE
Held By: Zoning Administrator

Council District: 12 - Lee
Related Cases: None

Date: April 6, 2020
Time: 2:00 pm
Place: Marvin Braude Building
First Floor Conference Room, Room 1b
6262 Van Nuys Boulevard
Van Nuys, CA 91401

Plan Area Northridge
Zone: M1-1VL

Plan Overlay: None
Land Use: Limited Manufacturing

Staff Contact: Andrew Jorgensen, AICP, City Planner
6262 Van Nuys Blvd, Room 430
Van Nuys, CA 91401
Andrew.jorgensen@lacity.org
(818) 374-9904

Applicant: Michael Groff
DMR Partners Inc.
Representative: Ben Manesh
BMI Engineering Inc.

PROPOSED PROJECT:

The Proposed Project is the expansion and continued operation of an automotive spray booth and automotive repair facility located in an existing building in the M1 zone within 500 feet of a residential zone. Automotive repair and spray booth uses are currently located in a 2,475 square-foot portion of an existing 11,245 square-foot building. The applicant also proposes to convert an existing 5,235 square-foot storage area, located in the same building, from storage uses to automotive repair and spray booth uses. The project proposes to maintain the 34 parking spaces provided on site, with 29 spaces required and no new spaces required by the change of use. No grading is proposed, and no impacts on trees are proposed.

REQUESTED ACTION(S):

1. The Zoning Administrator shall consider an exemption from California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15301, Class 1 (Existing Facilities) 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 LAMC Section 12.27, a Zone Variance from LAMC Section 12.17.6.A.13 to allow the continued use of a fully enclosed auto spray booth inside an existing auto repair building and use, located within 500 feet of a residential zone, in the M1 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.