



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

CORRECTED NOTICE

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 participation in the hearing is optional.**

Project Site: 18333 West Eddy Street (primary); 18200 and 18333 West Eddy Street; 18201-18251 Napa Street

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

Council District: 12 - Lee
Related Cases: None

Date: **May 18, 2020**
Time: **3:00 p.m.**

Plan Area Northridge
Zone: M1-1VL

Place: In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Office of Zoning Administration Public Hearing will be conducted entirely telephonically.

Plan Overlay: None
Land Use: Limited Manufacturing

Instructions:

Public participants should dial by phone:
(669) 900-6833
 When prompted, enter the Meeting ID of:
921 2871 7367#

The meeting's agenda will be provided no later than 72 hours before the meeting at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting the staff contact at the phone number or email listed below. Please note that virtual meeting instructions will be provided on the meeting agenda.

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 will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. **Files are not available for review the day of or day before 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 or during the hearing via email or by U.S. mail to the staff identified on the front of this page. 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. 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.