



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 participation in the hearing is optional.**

Project Site: 8501 North Sunland Boulevard (primary); 8499-8501 North Sunland Boulevard, 10810 West Nettleton Street

Case No.: ZA-2018-5085-CUB-CU
CEQA No.: ENV-2018-5086-CE
Hearing Held By: Associate Zoning Administrator
Date: **May 26, 2020**
Time: **1:00 p.m.**
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.

Council No: 6 – Martinez
Related Cases: None
Plan Area: Sun Valley – La Tuna Canyon
Zone: C2-1VL-CUGU
Plan Overlay: Clean Up Green Up Supplemental Use District
Land Use:

Instructions:

Public participants should dial by phone:
(669) 900-6833
 When prompted, enter the Meeting ID of:
932 6130 3693#

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.

Neighborhood Commercial

Staff Contact: Christine Bustillos, Planning Assistant
 6262 Van Nuys Blvd, Room 430
 Van Nuys, CA 91401
 Christine.Bustillos@lacity.org
 (818) 374-5072

Applicant: Artur Ambarachyan,
 Sunland Gas Inc.
Representative: Stepan Narek Andreasian,
 SA Designs

PROPOSED PROJECT:

A Conditional Use for Alcohol to permit the sale of beer and wine for off site consumption in conjunction with an existing gas station mini mart; a Conditional Use to permit hours of operation of 24 hours a day seven days a week, in lieu of 7:00am to 8:00pm Monday through Friday and 10:00am to 4:00pm Saturday and Sunday; a Conditional Use to permit 691 square feet of landscaping, in lieu of the 5-foot landscaped setback required along all street frontages and adjacent to residential uses; and a Conditional Use to permit the relocation of one existing pole sign which is 18 feet 2 inches in height and 40.5 square feet in signage area and the construction of one new pole sign which is 25 feet in height and 68 square feet in signage area,

otherwise prohibited by the Commercial Corner development standards. The site is currently improved with a gas station, 1,628 square foot mini mart, and two retail tenant units totaling 1,718 square feet. No changes to the existing structure are proposed.

REQUESTED ACTION(S):

1. Zoning Administrator shall consider an Exemption from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1, and Section 15305, Class 5, 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 Los Angeles Municipal Code (LAMC) Section 12.24 W.1, a Conditional Use to permit the sale of beer and wine for off site consumption in conjunction with a gas station mini mart in the C2-1VL-CUGU Zone.
3. Pursuant to LAMC Section 12.24 W.27, a Conditional Use to permit hours of operation of 24 hours a day 7 days a week which deviate from the operating conditions enumerated in LAMC Section 12.22 A.23 for a mini mart in the C2-1VL-CUGU Zone.
4. Pursuant to LAMC Section 12.24 W.27, a Conditional Use to permit 691 square feet of landscaping which deviates from the development conditions enumerated in LAMC Section 12.22 A.23.
5. Pursuant to LAMC Section 12.24 W.27, a Conditional Use to permit the relocation of one existing 18 feet 2 inches in height existing pole sign and the construction of a new 25 feet in height pole sign, which deviate from the operating conditions enumerated in LAMC Section 12.22 A.23.

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.

