



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

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.**

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.

Project Site: 3167-3181 Cahuenga Boulevard

Case No.: ZA-2020-6283-CUB
CEQA No.: ENV-2020-6284-CE
Hearing Held By: Zoning Administrator

Council No: 4 – Raman
Related Cases: N/A
Plan Area Sherman Oaks – Studio City –
Toluca Lake – Cahuenga Pass

Date: Wednesday, May 4, 2022
Time: 9:30 a.m.

Zone: C2-1VL

Place: Due to COVID-19 and continued concerns that meeting in person would present imminent risks to the health and safety of the attendees, this meeting will be conducted via telephone and/or videoconference. It is further noted that the Office of Zoning Administration hearings are not subject to the Brown Act and thus, not subject to provisions of AB 361.

Plan Overlay: Mulholland Scenic Parkway
(Outer Corridor) Specific Plan
Ventura/Cahuenga Boulevard
Corridor Specific Plan

<https://planning-lacity-org.zoom.us/j/86005526973>

Applicant: Avedis Ekmekjian
Autobahn Fuels, Inc.

Meeting ID: 860 0552 6973
Passcode: 910939

Representative: Patrick E. Panzarello
Patrick E. Panzarello Consulting
Services

Participants may also dial by phone:
(669) 900-9128 or (213) 338-8477
When prompted, enter the Meeting ID of:
860 0552 6973#

Staff Contact: Correy Kitchens, City Planning
Associate
6262 Van Nuys Boulevard,
Room 430
Van Nuys, CA, 91406
Correy.Kitchens@lacity.org
(818) 374-5034

PROPOSED PROJECT:

A Conditional Use Permit to the sale and dispensing of beer and wine alcoholic beverages for off-site consumption in conjunction with an existing 1,089 square-foot convenience mart, with store operation limited from 6:00 a.m. to 12:00 a.m. daily.

REQUESTED ACTION(S):

1. The Zoning Administrator shall consider an Exemption from CEQA pursuant to CEQA Guidelines Article 19, Section 15301 (Class 1), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

2. Pursuant to Section 12.24.W.1 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow the sale of beer and wine for off-site consumption in conjunction with a 1,089 square foot market in the C2-1VL zone.

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. 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 notice. 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 aenized 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 Marianne.king@lacity.org

NOTIFICATION REQUIREMENT

TO OWNERS:	AND OCCUPANTS:	AND INTERESTED PARTIES
Within a 500-foot Radius	Within a 500-foot Radius	<input checked="" type="checkbox"/>

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planning4la.org