



Address Any Communication To:
EAST LOS ANGELES AREA PLANNING COMMISSION
200 North Spring Street, Room 272
Los Angeles, CA 90012
(213) 978-1300

NOTICE OF PUBLIC HEARING

- ☒ PROPERTY OWNERS
- ☒ HIGHLAND PARK – GARVANZA HPOZ BOARD
- ☒ CULTURAL HERITAGE COMMISSION
- ☒ OWNERS OF PROPERTIES WITHIN 100 FEET
- ☒ COUNCIL DISTRICT 1
- ☒ HISTORIC HIGHLAND PARK NEIGHBORHOOD COUNCIL
- ☒ INTERESTED PARTIES

ON JANUARY 7, 2015, UPON ASSERTION OF JURISDICTION BY THE COUNCIL DISTRICT UNDER CHARTER SECTION 245 (CF 14-1737) (MOTION CEDILLO-LABONGE) CASE NO. DIR-2013-2372-SPP-CCMP-1A, THE CITY COUNCIL VOTED TO VETO THE APC'S ACTION IN THE ABOVE CASE AND REMAND THE MATTER BACK TO THE APC FOR REVIEW AND CONSIDERATION

Concerning property at:
5137 N. Figueroa St.
Los Angeles, CA 90042

Case No.: DIR-2013-2372-SPP-CCMP-1A
ENV No.: ENV-2013-2373-ND
Community Plan: Northeast Los Angeles
Council District No.: 1

Hearing Date: Wednesday, March 11, 2015
Hearing Time: after 4:30 P.M.
Hearing Place: Ramona Hall Community Center
4580 North Figueroa Street
Los Angeles, CA 90065

The East Los Angeles Planning Commission invites you to attend a re-hearing regarding the property highlighted above. *The law requires that the property owners and interested parties be notified of this hearing.* If you do not wish to attend the hearing, you may ignore this notice.

The re-hearing involves an appeal of the Director of Planning's decision to 1) approve, pursuant to Los Angeles Municipal Code section 12.20.3.K and 11.5.7, a Certificate of Appropriateness and Project Permit Compliance for the following project in the [Q]C4-2D-HPOZ Zone within the Highland Park-Garvanza Historic Preservation Overlay Zone and the Avenue 57 Transit Oriented District Specific Plan: the construction of a new one-story, 496 square-foot self-service, single-car automated car wash facility with attached equipment room at an existing gas station, and 2) the appeal of Negative Declaration (ENV-2013-2373-ND) as the environmental clearance for this action.

APPLICANT: Benjamin Donel, Sunset Equity partners LLC
Representative: Sean Nourani

APPELLANT: Mercedes M. Vasquez

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible through the Internet at http://cityplanning.lacity.org/MeetingsNHearings/Dsp_Results_ELA.cfm?Subtype=Agendas

TESTIMONY: Written testimony may be submitted prior to the hearing (see instructions below); however, oral testimony **can only be given at the hearing** and may be limited due to time constraints. Sign language interpreters and assistive listening devices may be provided if you contact our office at least three (3) business days before the hearing.

FOR ADDITIONAL INFORMATION AND INSTRUCTIONS ON SUBMITTING TESTIMONY SEE BELOW

DECISION: The Commission's decision will be based on the merits of the case and the applicable law. ***The Commission can consider the entire action even if only a portion has been appealed.*** A report of the Commission's action will be mailed upon request after the hearing. Pursuant to Government Code Section 65009(b)(2), any court challenge of the Commission's action may be limited to those issues considered at the public hearing.

FILE REVIEW: The complete file, including the determination is available for public inspection in Automated Records, Suite 575, 200 N. Spring Street, Los Angeles, between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1259 several days in advance to assure file availability.

CORRESPONDENCE AND EXHIBITS

The Commission members are not City employees. They are citizens who have been appointed by the Mayor. They function in a quasi-judicial capacity and therefore, cannot be contacted before the hearing. Any written testimony which you wish them to see **may only** be submitted to our office using the following guidelines:

1. If you wish to submit materials to the Commission for their consideration, they should be received in the Commission office **ten days** prior to the date of the hearing. If Monday is a holiday, they should be received by **noon of the preceding Friday**.
2. Please provide an **original** and **fourteen (14) copies (sets)** of all correspondence or exhibits (for the file, (5) Commission members, Director of Planning, Principal City Planner, Commission Hearing Officer, Commission Executive Assistant and City Attorney). All **fifteen copies/sets** may be mailed in the same envelope.
3. Correspondence must be on letter size or legal size paper (8 1/2 " x 11" or 8 1/2 " x 14").
4. All oversized exhibits (photos, plans, artists' renderings) must be able to fit in a legal size folder. Therefore, they should be mounted on foldable paper or a file size copy must be provided. Photo exhibits **must** be mounted on light cardboard or foldable paper.
5. Write the **case number** on all communications and exhibits.
6. **ALL** materials submitted to the Commission become City property and cannot be returned. This includes any correspondence or exhibit used as part of your testimony to the Commission.

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 meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the number at the top of this notice.