



Department of City Planning
P.O. Box 6069
Sherman Oaks, CA 91413

Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知
Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր



☎ 311 • Traducción • 번역 • 翻译 • Pagsasalin • Թարգմանություն



Notice of Public Hearing

Aviso de Audiencia Pública • 公開聽證會通知
공청회통지 • Abiso ng Pagdinig sa Publiko
Հանրային լսումների մասին ծանուցագիր



Traducción
번역 • 翻译
Pagsasalin
Թարգմանություն



Tuesday, April 8, 2025
9:30 a.m.

Request to allow a drive-through fast food establishment with new pole signs, reduced window transparency, and extended hours of operation

Project Located at:

900 West Anaheim Street

Hearing Conducted by:

Associate Zoning Administrator

- + This public hearing will be conducted entirely virtually and will allow for remote public comment.

Options to Participate:

By phone: (669) 900 - 9128 or (213) 338 - 8477
When prompted, enter the Meeting ID: 841 9506 9259 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/84195069259>
Enter Meeting ID: 841 9506 9259 and Passcode: 054616

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to "raise your hand" virtually following staff calling the item.

The meeting's agenda will be provided no later than 72 hours before the meeting at planning4la.org/hearings. Please note that virtual meeting instructions will be provided on the meeting agenda.

Project Address

900 West Anaheim Street, Wilmington, CA 90744

Sitio de Proyecto
프로젝트 주소 • 項目地址
Address ng Proyekto
ծրագրի Հասցե

Proposed Project

Proyecto Propuesto
프로젝트 제안 • 擬議項目
Iminungkahing Proyekto
Առաջարկվող ծրագիր

The applicant is requesting Conditional Use and Plan Review approvals for the construction, use, and maintenance of a new single-story, 3,600 square-foot McDonald's restaurant with a dual order drive-through. The new drive-through restaurant will replace an existing single-story 6,813 square-foot building. Requested approvals include new pole signs (directional signs, board menu signs, canopies), reduced window transparency along Anaheim Street, extended hours of operation beyond those allowed for a Commercial Corner development, as well as the construction, use, and maintenance of a public parking lot and associated directional sign on a portion of the subject property that is R-zoned..

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Zoning Administrator will consider:

1. An Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 2 (Replacement or Reconstruction) and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.17, a Class 2 Conditional Use to allow a drive-through fast food restaurant on a lot zoned C2, adjacent to an R-zoned lot improved with single-family residential uses; and
3. Pursuant to LAMC Section 12.24 W.27, a Class 2 Conditional Use to allow interior hours of operation of 5:00 a.m. to 2:00 a.m., Sunday through Thursday, 5:00 a.m. to 3:00 a.m., Friday and Saturday, and drive-through hours of operation of 24-hours, daily, within a Commercial Corner development in lieu of hours of operation otherwise restricted to 7:00 a.m. to 11:00 p.m., daily; and
4. Pursuant to LAMC Section 12.24 W.27, a Class 2 Conditional Use to deviate from Commercial Corner development regulations, allowing exterior walls parallel to Anaheim Street to have a transparency level of approximately 15 percent, in lieu of the required minimum transparency of at least 50 percent per LAMC 12.22 A.23(a)(3); and
5. Pursuant to LAMC Section 12.24 W.27, a Class 2 Conditional Use to allow three new 4-foot tall, 5.73-square foot double-face directional signs; two new, approximately 11-foot tall, 5-square foot drive-through clearance signs; two new, approximately 6-foot tall, 9.9-square foot outdoor presell boards; two new, approximately 12-foot tall, 19.8 square-foot outdoor menu boards; and two new, approximately 11.5-foot tall, 1.49-square foot board canopies; pursuant to LAMC Section 12.22 A.23(a)(6)(i) for a Commercial Corner development; and
6. Pursuant to LAMC Section 12.24 W.37, a Conditional Use to allow for a public parking area and an associated directional sign in an R Zone; and
7. Pursuant to LAMC Section 16.05, a Project Review determination to allow a drive-through fast food establishment that results in a net increase of 500 or more average daily trips.

Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):

ZA-2024-4397-CU2-PR

Environmental Case Number(s):

ENV-2024-4398-CE

Related Case Number(s):

N/A

Zone:

[Q]C2-1VL-O-CUGU, [Q]RD.15-1XL-O-CUGU

Land Use Designation:

General Commercial, Low Medium II Residential

Council District:

15 - Tim McOsker

Aplicant:

Carlos Madrigal, McDonald's USA

Representative:

Carlos Madrigal, McDonald's USA

Overlays(s):

Oil Drilling District, Clean Up Green Up Overlay District

Community Plan Area:

Wilmington - Harbor City

Assigned Staff Contact Information:

Jaime Espinoza, City Planner
Jaime.Espinoza@lacity.org
(213) 756-1712
200 North Spring Street, Room 763
Los Angeles, CA 90012

Who's Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知

Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 300 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

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.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email per.planning@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation 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.