



Department of City Planning
781 Pinefalls Avenue
Diamond Bar, CA 91789

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



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번역 • 翻译
Pagsasalin
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Wednesday, March 11, 2026
9:00 a.m.

Legalize an existing autobody repair use and allow a spray-painting booth within 500 feet of a residential zone

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: **868 0640 1552 #**

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/86806401552>
Enter Meeting ID: 868 0640 1552 and Passcode: 270803

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 Located at:
14119 West Oxford Street

Hearing Conducted by:
Associate Zoning Administrator

Project Address

14119 West Oxnard Street (14117-14129 West Oxnard Street)

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

Proposed Project

Legalize an existing auto-body repair use and to allow a spray-painting booth within 500 feet of a residential zone in conjunction with an existing auto-body repair use

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

Actions Requested

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

The Associate Zoning Administrator will consider:

1. That the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects, or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.
2. Pursuant to Los Angeles Municipal Code Section 12.24-W,4, a Class 2 Conditional Use to legalize an existing autobdy repair use within 500 feet of a residential zone.
3. Pursuant to Los Angeles Municipal Code Section 12.27 a Variance from LAMC Section 12.22.A.28 to legalize an existing autobdy repair use and to allow a spray-painting booth within 500 feet of a residential zone in conjunction with an existing auto-body repair use in the M2-1 Zone

Case Information

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

Case Number(s):

ZA-2025-1989-ZV-CU2

Environmental Case Number(s):

ENV-2025-1990-CE

Related Case Number(s):

n/a

Overlay(s):

N/A

Zone:

M2-1

Land Use Designation:

Light Manufacturing

Community Plan Area:

Van Nuys - North Sherman Oaks

Council District:

6 - Padilla

Assigned Staff Contact Information:

Christian Pearson, Planning Assistant
Christian.Pearson@lacity.org
213-978-1181
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401

Applicant:

Ronit Yehezkelof (Kadima Holdings, LLC)

Representative:

Jake Malott (WHITESTONE)

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.

