



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: 6446 – 6458 West Foothill Boulevard

Case No.: ZA-2018-4583-CU

CEQA No.: ENV-2018-4584-CE

Hearing Held By: Associate Zoning Administrator

Council No: 7 - Rodriguez

Related Cases: None

Plan Area: Sunland - Tujunga - Lake View
Terrace - Shadow Hills - East
East La Tuna Canyon

Date: September 8, 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 remotely at the following link:

<https://planning-lacity-org.zoom.us/j/95643118651>

Meeting ID: 956 4311 8651

Passcode: 457419

Participants may also dial by phone:

(669) 900-9128 or (213) 338-8477

When prompted, enter the Meeting ID of:

956 4311 8651#

Zone: C2-1VL

Plan Overlay: Foothill Boulevard Corridor
Specific Plan

Applicant: Creemore Hill, LLC
Attn.: Anahid and Arutyun
Baltayan

Representative: Ahmad Ghaderi / Juan Sandoval
/ Robert Velasco
A & S Engineering

Staff Contact: Peg Malone-Brown
City Planning Associate
6262 Van Nuys Boulevard
Room 430
Van Nuys, CA 91401
peggy.malone-brown@lacity.org
(818) 374-5036

PROPOSED PROJECT: The demolition of an existing approximately 1,128 square foot food mart and gas station with an approximately 2,100 square foot canopy, and the construction, use, and maintenance of a new 3,720 square foot two-story convenience market with a gas station and second-floor office/storage, and an approximately 1,913 square foot canopy with eight pumping stations, and new signage (including one wall sign, three canopy signs, and one new pole sign), providing 16 parking spaces (including eight under-canopy spaces) and 1,465 square feet of landscaping, constructed to a maximum height of 33 feet, operating daily from 5:00 a.m. to 11:00 p.m., on an approximately 15,354 square foot site in the C2-1VL

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zone, but not within a designated Target Area or a Major Activity Area of the Foothill Boulevard Corridor Specific Plan. Less than 500 cubic yards of on-site grading is proposed, with approximately 285 cubic yards of soil being exported.

REQUESTED ACTION(S):

1. The Zoning Administrator shall consider an Exemption from CEQA pursuant to CEQA Guidelines 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.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24.W.4, and Section 12.24.W-27, a Conditional Use (CU) to allow an automotive use in a Mini-Shopping Center within the C Zone on a lot that is adjacent to R zoned property, with daily hours of operation from 5:00 a.m. to 11:00 p.m., in lieu of the otherwise restricted hours of operation from 7:00 a.m. to 11 p.m., that does not comply with the following minimum development standard set forth in LAMC Sections 12.22 A.23 and 12.22.A.28:
 - a. A pole sign, not otherwise permitted in a Mini-Shopping Center development.

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 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.

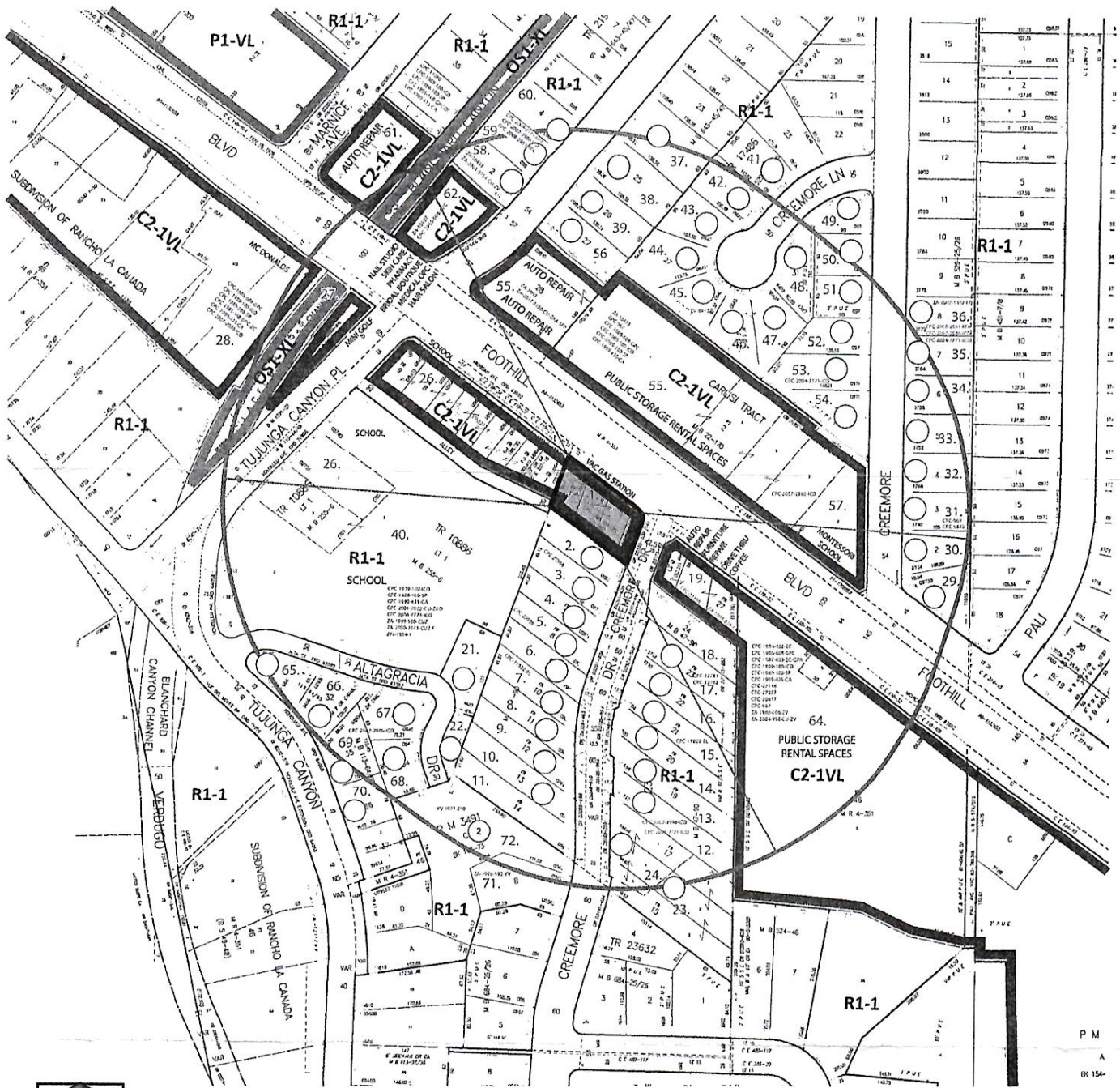
ACCOMMODATIONS - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may 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.

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



NET AC. = 0.234 AC

LEGAL: LOTS 1, 2, 3 & 4 OF TR NO 4238, IN THE CITY OF LOS ANGELES,
 COUNTY OF LOS ANGELES, RECORDED IN BOOK 47, PAGE 90 OF MAPS,
 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 EXCEPT THEREFROM, THE NORTHEASTERLY 17 FEET MEASURED SW'LY
 AT RIGHT ANGLES FROM THE NELY' LINE OF SAID LAND.

CONDITIONAL USE PERMIT

THOMAS BROS.
 PAGE 504
 GRID C-5
 C.D. 7
 C.T. 1013.00
 P.A. VAN NUYS

CADFILE:20158

RADIUS MAPS
 211 S. STATE COLLEGE BLVD
 ANAHEIM, CA 92806
 888-272-3487

CASE NO:
 DATE: AUGUST 5, 2020
 DRAWN BY: G. PERKINS
 D.M. NO. 201B205
 SCALE: 1" = 100'
 USES: FIELD
 CONTACT PERSON: YASMIN TABATABAYI
 661-250-9300

