



Address Any Communications to:
OFFICE OF ZONING ADMINISTRATION
200 N. SPRING ST., 7TH FLOOR
LOS ANGELES, CA 90012
(213) 978-1318
FAX - (213) 978-1334

NOTICE OF PUBLIC HEARING TO PROPERTY OWNERS

- 9 Within a 100-Foot Radius
- 9 Within a 500-Foot Radius
- 9 Abutting a Proposed Development Site
- 9 And Occupants within a 100-Foot Radius
- 9 And Occupants within a 500-Foot Radius

CASE NO. ZA 2008-4872(CUB)(ZV)
CONDITIONAL USE AND ZONE VARIANCE
CEQA NO. ENV 2008-4873-CE

WESTCHESTER-PLAYA DEL REY
PLANNING AREA
DISTRICT MAP NO. 96B165
COUNCIL DISTRICT NO. 11

The Office of Zoning Administration will conduct a public hearing which you may attend.

PLACE: West Los Angeles Municipal Building
Second Floor Hearing Room
1645 Corinth Avenue
Los Angeles, CA 90025

TIME: **THURSDAY, JULY 23, 2009 AT 10:30 A.M.**

APPLICANT: ZINA COFFEE COMPANY, INC.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this application. Interested parties are also invited to submit written comments regarding the request prior to the hearing. The environmental impact will be among the matters considered at the hearing.

REQUEST: 1) A Conditional Use Permit, pursuant to the provisions of Section 12.24-W,1 of the Los Angeles Municipal Code, to permit the addition of 2,089 square feet to an existing 3,381 square-foot restaurant with existing beer and wine service for the on-site sale and dispensing of beer and wine, with 166 indoor seats, 8 patio seats and 26 sidewalk seats (200 seats total), with hours of operation from 7 a.m. to 10 p.m. daily, on a 6757 square-foot lot in the [Q]C2-2-CDO Zone; and 2) Pursuant to Section 12.27 of the Los Angeles Municipal Code, a Zone Variance to permit off-site parking by lease in lieu of the covenant otherwise required by Section 12.26-E,5 of the Los Angeles Municipal Code.

PROPERTY INVOLVED: 8751 La Tijera Boulevard, legally described as Lot 20, Tract 14012, as more specifically described in the application. The property is zoned [Q]C2-1-CDO. (SEE OTHER SIDE FOR VICINITY MAP)

REVIEW OF FILE: Case No. ZA 2008-4872(CUB)(ZV) containing the application, maps and exhibits with the request, is available in the Office of Zoning Administration, 7th Floor, 200 North Spring Street, Los Angeles, CA 90012, between the hours of 7:15 a.m. and 4 p.m., Monday through Friday. Please call (213) 978-1318, (818) 756-8121 or (310) 548-7721 in advance to assure that the file will be available. The file will be unavailable for review the day of the hearing.

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, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

Pursuant to California Government Code Section 65009(b)(2), any court challenge to the Zoning Administrator's action on this matter may be limited to only those issues raised prior to the close of the public hearing.

IF YOU ARE NO LONGER THE OWNER OF THE PROPERTY WITHIN THIS AREA, PLEASE FORWARD THIS NOTICE OF HEARING TO THE NEW OWNER.

(Tear Off)

CASE NO. ZA 2008-4872(CUB)(ZV)

You will be sent a copy of the decision if your property touches or is across the street from the subject property. Others wishing a copy must mail this tear-off form and a self-addressed stamped legal-size envelope within 15 days to:

Office of Zoning Administration
7th Floor
200 North Spring Street
Los Angeles, CA 90012

Name

Address

City, State, Zip Code