



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.

Name of Business: Habibi Cafe

Project Site: 923-925 South Broxton Avenue

Case No.: DIR-2021-1463-RV

Council No: 5 – Koretz

CEQA No.: ENV-2021-1464-CE

Related Cases: DIR-2004-2253-DRB-SPP

Hearing Held By: Associate Zoning Administrator

Plan Area: Westwood

Date: April 28, 2021

Time: 10:00 a.m.

Zone: C4-2D-O

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/86397964245>

Plan Overlay: West Los Angeles Transportation Improvement and Mitigation Specific Plan; Westwood Community Design Review Board; and Westwood Village Specific Plan

Meeting ID: 863 9796 4245

Passcode: 388558

Applicant: City of Los Angeles
Department of City Planning
Director of Planning

Participants may also dial by phone:

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

When prompted, enter the Meeting ID of:

863 9796 4245#

Staff Contact: Matthew Lum, City Planner
200 North Spring Street, Room 763
Los Angeles, CA, 90012
Matthew.Lum@lacity.org
(213) 978-1912

PROPOSED PROJECT:

A restaurant/retail use.

REQUESTED ACTION(S):

The Associate Zoning Administrator on behalf of, as a designee of the Director of Planning, will consider the following:

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

1. An Exemption from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15321 (Enforcement Actions by Regulatory Agencies), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Los Angeles Police Department calls for service, arrest reports, and crime analysis documentation of: attempted murder, shootings, homicide, fights, disturbances, stabbing, batteries, assault with deadly weapon, grand theft, trespassing, business disputes, criminal threats, robberies, thefts, and vandalism.

The site has generated numerous complaints and required consistent police enforcement. As the present use may jeopardize and adversely affect the public health, peace, and safety of persons residing and working on the premises and in the surrounding area, and has documented reports of repeated nuisance activities, the City has responded with a public hearing for possible imposition of conditions to abate the nuisance or to revoke said use. Pursuant to Los Angeles Municipal Code Section 12.27.1, the Associate Zoning Administrator may require the discontinuance of the use, or may impose corrective conditions regarding its use in order to mitigate any land use impacts.

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

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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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 Matthew.Lum@lacity.org.

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