



HERMON LOCAL ISSUES COMMITTEE

July 17, 2007

David Wilson, Applicant
5526 Monterey Road
Los Angeles, Ca 90042

Dear Mr. Wilson,

This is to advise you of a recommendation being forwarded to the Arroyo Seco Neighborhood Council (ASNC) for possible action at its next public meeting on **Monday, July 23, 7 p.m.** at **3981 San Rafael Avenue, L.A. 90065**, pertaining to your application for a zone variance to permit the sale of beer and wine at 5526 Monterey Road.

The Hermon Local Issues Committee of the ASNC, the responsible committee dealing with community issues within Hermon (one of five council communities and where 5526 Monterey Road is located) heard stakeholder concerns surrounding this application at its public meeting on July 12, and forwarded the following for neighborhood council board action on July 23:

“The ASNC should oppose the granting of a liquor sales permit for a convenience store planned for 5526 Monterey Road in Hermon” (approved unanimously).

As an interested party and the applicant, you have an opportunity to address this motion in person before the ASNC board, if you wish, at the local meeting on July 23. The address of the meeting, noted above, is located at Mount Washington Elementary School.

While such recommendations from city certified neighborhood councils are in no way binding on the Office of Zoning Administration, or an indication of their final action, the Arroyo Seco Neighborhood Council is an elected community advisory board empowered under City Charter Section 900 to help make city government “more responsive to local needs” by communicating community concerns to the city’s leaders and its departments.



Sincerely,

Joseph Riser, Chair
Hermon Local Issues
(323) 376-9000
JosephR@mindspring.com



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

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

CASE NO. ZA 2007-1778(ZV)
 ZONE VARIANCE

NORTHEAST LOS ANGELES
 PLANNING AREA
 DISTRICT MAP NO. 148.5A231
 COUNCIL DISTRICT NO. 14

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

PLACE: Los Angeles City Hall
 200 North Spring Street, Room 1020
 (Enter From Main Street)
 Los Angeles, CA 90012

TIME: **TUESDAY, JULY 31, 2007 AT 10:30 A.M.**

APPLICANT: DAVID WILSON

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: Pursuant to the provisions of Section 12.27-B of the Los Angeles Municipal Code, a Zone Variance to permit the continued use and maintenance of a 1,072 square-foot convenience market, and to permit the sale and dispensing of beer and wine only for off-site consumption, with hours of operation from 8 a.m. to 9 p.m. Sunday through Thursday, and from 8 a.m. to 11 p.m. Friday and Saturday, on property located within the R1-1 Zone.

PROPERTY INVOLVED: 5526 Monterey Road, legally described as Lot 14, Block 39, Highland Park Addition, as more specifically described in the application. The property is zoned R1-1. (SEE OTHER SIDE FOR VICINITY MAP)

REVIEW OF FILE: Case No. ZA 2007-1778(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.