



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 2008-4578(CU)
CONDITIONAL USE

BOYLE HEIGHTS PLANNING AREA
DISTRICT MAP NO. 118.5A223
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: **THURSDAY, JUNE 25, 2009 AT 1:30 P.M.**

APPLICANT: RYAN JACOB, LLC AND TWO THUMBS, LLC

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 Section 12.24-W,42 of the Los Angeles Municipal Code, a Conditional Use to permit the conversion, use and maintenance of 39,400 square feet of an existing building to be used as an indoor swap meet with 255 parking spaces, operating on Saturday and Sunday from 8 a.m. to 8 p.m., on an approximately 268,105 square-foot site in the M3-1 Zone.

PROPERTY INVOLVED: 1500 South Evergreen Avenue, legally described as Lot 1, Tract 9972, as more specifically described in the application. The property is zoned M3-1. (SEE OTHER SIDE FOR VICINITY MAP)

REVIEW OF FILE: Case No. ZA 2008-4578(CU) 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 2008-4578(CU)

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