

CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING

**To Owners:** ☐ Within a 100-Foot Radius  
☒ Within a 500-Foot Radius  
☐ Abutting a Proposed Development Site

**And Occupants:** ☐ Within a 100-Foot Radius  
**And:** ☒ Within a 500-Foot Radius  
☐ Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

**Hearing:** Office of Zoning Administration  
**Date:** Tuesday, August 30, 2016  
**Time:** 9:00 a.m.  
**Place:** Los Angeles City Hall  
200 North Spring Street, Room 1020  
(Enter from Main Street)  
Los Angeles, CA 90012

**Case No.:** ZA-2016-1924(CUB)(ZV)  
**CEQA No.:** ENV-2016-1925-CE  
**Council No.:** 13  
**Plan Area:** Northeast Los Angeles  
**Zone:** MR1-1-RIO

**Applicant:** Momed II, LP  
**Representative:** Brett Engstrom, Engstrom  
Planning & Licensing

**Staff Contact:** Arely Monarez  
**Phone No.:** 213-978-1321  
arely.monarez@lacity.org

**PROJECT LOCATION:** 3245 West Casitas Avenue

**REQUESTED ACTION:** The Zoning Administrator will consider:

1. Pursuant to Section 12.24-W.1 of the Los Angeles Municipal Code (LAMC), a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of an existing 7,940 square-foot restaurant/warehouse complex with 291 seats, and in the lobby of a 9,987 square-foot theater (the complex is currently serving beer and wine). The restaurant is open to on-site tenants 24-hours a day, and from 6 a.m. to 2 a.m. daily to the general public. Theater hours are from 10 a.m. to 12 midnight daily. Limited live entertainment is provided in the restaurant;
2. Pursuant to Section 12.27 of the Los Angeles Municipal Code, a Zone Variance from LAMC Section 12.17.5 B (h) to allow the existing restaurant to be open to the general public instead of only to the tenants of the industrial park, and to permit a theater use in the MR1-1-RIO Zone otherwise not allowed;

3. Based on the whole of the administrative record, the Project is exempt pursuant to CEQA Guidelines, Section, 15300 *et seq.* Article III, Section 1, and Class 5 Category 23, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

**Exhaustion Of Administrative Remedies:** If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

**Advice to Public:** The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles Department of City Planning, 200 N. Spring Street Room 621 Los Angeles, CA 90012 Attention: Arely Monarez.

**Review of File:** The file, including the application and the environmental assessment, are available for public inspection at this location between the hours of 7:30 a.m. to 4:30 p.m. Monday, Tuesday, Thursday and Friday, 9:00 a.m. to 4:30 p.m. Wednesday. Please call (213-978-1321) several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

**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. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request.

To ensure availability or services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice.

Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

*Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*