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
- ☑ Within a 500-Foot Radius

And:
- ☑ 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 By: Zoning Administrator
Date: February 22, 2017
Time: 10:30 a.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: Oliver Netburn
Phone No.: (213) 978-1382
Oliver.Netburn@lacity.org

Case No.: ZA-2016-4315-CUB
CEQA No.: ENV-2016-4314-CE
Council No.: 14
Plan Area: Boyle Heights
Specific Plan: None
Certified NC: Boyle Heights
GPLU: Light Manufacturing
Zone: M2-1-RIO-CUGU

Applicant/ Representative: David Hodgins, Dry River Brewing, LLC.

PROJECT LOCATION: 671-673 South Anderson Street

PROPOSED PROJECT: The proposed project is the change of use of an existing manufacturing building to a brewery and retail/tasting room. The project would include a 5,265 square-foot brewery and a 585 square-foot retail/tasting room, with 39 indoor seats, for a total of 5,850 square feet and hours of alcohol retail/tasting from 4 p.m. to 10 p.m. Monday through Thursday, 12 p.m. to 11 p.m. on Friday, 11 a.m. to 11 p.m. on Saturday and 11 a.m. to 7 p.m. on Sunday.

REQUESTED ACTION: <u>The Zoning Administrator will consider</u>:

1. Pursuant to California Public Resources Code Section 21084 of the, the above-referenced project has been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. The project was issued a Categorical Exemption, Class 1, Category 22, and

2. Pursuant to Section 12.24-W,1 of the Los Angeles Municipal Code, a Conditional Use to allow brewing in conjunction with a 5,265 square-foot brewery; and the sale and consumption of beer in conjunction with a 585 square-foot retail/tasting room, with 39 indoor seats, for a total of 5,850 square feet with hours of alcohol retail/tasting from 4 p.m. to 10 p.m. Monday through Thursday, 12 p.m. to 11 p.m. on Friday, 11 a.m. to 11 p.m. on Saturday and 11 a.m. to 7 p.m. on Sunday.

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 City Planning Department, Expedited Processing Section, 200 North Spring Street, Room 763, Los Angeles, CA 90012 (attention: Oliver Netburn) or e-mailed to Oliver.Netburn@lacity.org.

REVIEW OF FILE: Case No. **ZA-2016-4315-CUB**, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call Oliver Netburn at (213) 978-1382 or e-mail to Oliver.Netburn@lacity.org 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. *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 auxiliaries se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

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. *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.*

Puede obtener información en Español acerca de esta junta llamando al (213) 482-7082