



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
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: ☐ Interested Parties/Others

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 attendance at the hearing is optional.**

Project Site: 828 EAST TRACTION AVENUE

Case No.: ZA 2012-1655-CUB-ZV-PA1
CEQA No.: ENV 2012-1652-MND-REC1
Hearing Held By: Office of Zoning Administration
BEST Program
Date: **Tuesday, June 6, 2017**
Time: **9:30 a.m.**
Place: Los Angeles City Hall
200 N. Spring St. Room 1070
Los Angeles, CA 90012
(Please use the 201 N. Main Street entrance)
Staff Contact: Joann Lim, City Planning Associate
201 N Figueroa Street, Room # 525
Los Angeles, CA, 90012
Joann.lim@lacity.org
(213) 202-5441

Council No: 14 - Huizar
Related Cases: ZA 2012-1655-CUB-ZV
ENV 2012-1652-MND-REC1
Plan Area Central City North
Zone: M3-1-RIO
Plan Overlay:
Land Use: Heavy Manufacturing
Applicant: Spirited Group Properties, LLC
Representative: Eddie Navarrette,
F.E. Design & Consulting

PROPOSED PROJECT:

An existing restaurant/bar/nightclub featuring live entertainment and games offering the continued sale and service of alcoholic beverages for on-site and off-site consumption. Proposed hours of operation for the interior of the establishment is 6:00 a.m. to 2:00 a.m., daily. Proposed hours of operation for the outdoor patios are 9:00 a.m. to 10:00 p.m. Sunday through Thursday, and 9:00 a.m. to 12 midnight Friday and Saturday.

REQUESTED ACTION(S):

1. Pursuant to Section 21084 of the California Public Resources Code, 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.
2. Pursuant to Section 12.24-M of the Los Angeles Municipal Code, a Plan Approval under Case No. ZA 2012-1655(CUB)(ZV) to modify Condition No. 7(a) to change hours of operation of the two outdoor patio areas from 9:00 a.m. to 11:00 p.m. Friday and Saturday to 9:00 a.m. to 12 midnight Friday and Saturday and to expand the number of seats for the two outdoor patio areas from 39 to 54; and Condition No. 7(b) from the use and maintenance of 27 skee-ball lanes and two pool tables or two ping pong tables to 29 amusement enterprise machines; to delete Condition No. 12 which states that exterior doors shall be kept closed at all times while the establishment is being used; and Condition No. 14 to allow a 636 square-foot private dining room; and as required by Condition No. 34 to review the compliance and the effectiveness of the conditions of approval, relative to the continued sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption, in conjunction with an existing

20,184 square-foot brewpub with 243 interior seats , an outdoor 178 square-foot patio on the public right of way with 14 seats, and an outdoor covered 1,247 square-foot patio with 40 seats; the continued use to permit hours of operation before 7:00 a.m. and after 11:00 p.m., having live entertainment, and the use and maintenance of 29 amusement enterprise machines all as otherwise not permitted within a mini-shopping center; and the continued Zone Variance to allow a Floor Area Ratio of less than 3:1 but greater than the maximum allowed 1.5:1 otherwise conversion of approximately 7,287 square feet of an existing 9,278 square-foot basement storage area of an existing three-story commercial/industrial building, into a basement brewery and kitchen for a ground-level restaurant/bar/nightclub, within the M3-1 Zone.

Puede obtener información en Español acerca de esta junta llamando al (213) 202-5464

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

AGENDAS AND REPORTS- Commission agendas are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California. Commission Agendas and Hearing Schedules are accessible online at planning.lacity.org. If this matter is before a Commission, please note that a Recommendation Report will be available on-line seven (7) days prior to the hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings". Recommendation Reports are hyperlinked to the case numbers on the agendas. **Please note that Recommendation Reports are not prepared for Hearing Officer or Zoning Administrator hearings.**

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 the hearing. Decision-makers such as Associate Zoning Administrators or Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department or Commission 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 testimony may be submitted via email, in person or by U.S. mail to the staff identified on the front of this page. Correspondence should be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits. **To the extent possible, please also submit all materials electronically (flash drive, CD or via email).**

Regular Submissions

- **Matters before Commissions:** Written materials not limited as to volume must be received ten **(10) days** prior to the hearing date. Provide an **original** plus **twelve (12) copies** of all correspondence or exhibits. You may submit written testimony to the Commission Office directly at **200 North Spring Street, Room 532, Los Angeles, CA 90012** in attention to the Commission Secretariat.
- **Matters before an Associate Zoning Administrator (AZA) or Hearing Officer:** Written materials not limited as to volume must be received no later than **five (5) days** prior to the hearing date. Provide an **original** plus **(3) copies**, and follow the size guidelines above.

Rebuttal Submissions - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than **48 hours** before the hearing date. Submissions, including exhibits, shall not exceed ten (10) pages.

Day of Hearing Submissions - Submissions less than 48 hours prior to, and including the day of the hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. Notwithstanding, the Associate Zoning Administrator or Hearing Officer may deviate from this requirement at their discretion.

Non-Complying Submissions - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission, Associate Zoning Administrator or Hearing Officer. Notwithstanding, the Associate Zoning Administrator or Hearing Officer may deviate from this requirement at their discretion.

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. 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 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 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 your email.