



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
- ☒ Interested Parties/Others

And:

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: 7200 & 7202 West Melrose Avenue

Case No.: ZA-2018-6258-CUB-ZV

CEQA No.: ENV-2018-6259-CE

Hearing Held By: Office of Zoning Administration

Date: February 7, 2019

Time 9:30 a.m.

Place: Los Angeles City Hall,
200 N. Spring Street, Room 1060
Los Angeles, CA 90012
(Please use the 201 N. Main Street
entrance)

Staff Contact: Amanda Briones, City Planning Associate
200 N. Spring Street, Room 621
Los Angeles, CA 90012
Amanda.Briones@lacity.org
(213) 978-1328

Council No: 5 - Koretz

Related Cases: None

Plan Area Hollywood

Zone: C4-1XL

Plan Overlay: None

Land Use: Neighborhood Office Commercial

Applicant: Abraham Yaron,
Fratelli's Cafe, Inc.

Representative: Mourad Kirakosian,
Space Concepts & Design

PROPOSED PROJECT:

Merger of two existing, adjoining restaurant spaces, for operation of a new 1,679 square-foot restaurant and 316 square feet of outdoor dining with the sale of beer and wine for on-site consumption and limited live entertainment indoors, containing 44 interior seats and 30 outdoor seats (totaling 74 seats) located on the ground floor of an existing two-story mini-shopping center with 3 existing parking spaces. The proposed hours of operation are from 7:00 a.m. to 12:00 a.m. daily.

REQUESTED ACTIONS:

1. The Zoning Administrator shall consider an Exemption from CEQA pursuant to State CEQA Statutes and Guidelines, Section 15301, Class 1 Category 22 (Existing Facilities), Section 15305, Class 5 Category 23 (granting a conditional use for a non-significant change of use in an existing facility), Section 15305, Class 5 Category 34 (granting of a conditional use for the on-site consumption of alcoholic beverages), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Statutes and Guidelines, Section 15300.2 applies;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.1, a Conditional Use to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a 1,679 square-foot restaurant and 316 square feet of outdoor dining in the C4-1XL Zone.

3. Pursuant to LAMC Section 12.24 W.1, a Conditional Use to allow the hours of operation for the restaurant to be from 7:00 A.M. to 12:00 midnight daily, in lieu of the maximum hours of operation from 7:00 A.M. to 11:00 PM daily otherwise permitted for a mini-shopping center per LAMC 12.24 W.27.
4. Pursuant LAMC Section 12.27, a Zone Variance to maintain three (3) existing parking spaces in lieu of the otherwise thirteen (13) required parking spaces per LAMC 12.21 A.4(c)(3).

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

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.**

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, or at the hearing. Decision-makers such as Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department 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 materials may be submitted prior to the hearing via email, in person or by U.S. mail to the staff identified on the front of this page or to the decision-maker or hearing officer at the public hearing. **An original plus three (3) copies must be submitted prior to, or at the hearing. To the extent possible, please also submit all materials electronically (flash drive, CD or via email).** Materials must 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.

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 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.