

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: Associate Zoning Administrator
Date: Wednesday, December 2, 2015
Time: 11:00 a.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: Frank Quon
Phone No.: (213) 473-9987
frank.quon@lacity.org

Case No.: ZA 2015-2925(CUB)
CEQA No.: ENV-2015-2926-CE
Incidental Cases: None
Related Cases: VTT-67121
Council No.: 14 – Huizar
Plan Area: Central City
Specific Plan: None
Certified NC: Downtown Los Angeles
GPLU: Light Manufacturing
Zone: M2-2D

Applicant: Urban Foresight III, LLC
Representative: Elizabeth Peterson,
Elizabeth Peterson Group

PROJECT LOCATION: 217 E. 8th Street, Suites 1-5

PROPOSED PROJECT: Proposed sales of a full line of alcoholic beverages for on-site consumption and change of use from office to a sit-down restaurant of 2,381 square feet of interior space and 383 square feet of exterior space, in conjunction with an existing 12 story commercial building, on a 6,820 square foot parcel. The resulting restaurant will have 70 interior seats and 28 exterior seats for a total of 98 seats. The applicant is also requesting the right to sell alcohol during the hours of operation from 6:00 a.m. to 2:00 a.m. daily.

REQUESTED ACTIONS: 1) Pursuant to Los Angeles Municipal Code Section 12.24-W,1, Conditional Use for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a restaurant facility of 2,381 square feet with 70 indoor seats and 28

exterior seats in the public sidewalk area, for a total of 98 seats and the proposed hours of operation from 6:00 a.m. to 2:00 a.m. daily, in the M2-2D Zone;

- 2) Pursuant to Section 21084.1(c)(3) 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.

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, Attn.: Frank Quon, Department of City Planning, 200 N. Spring Street, Room 721, Los Angeles, California 90012, or emailed to frank.quon@lacity.org.

REVIEW OF FILE: The complete file including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call Frank Quon at (213) 473-9987 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 auxiliares 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 of 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) 978-1308