

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, prior to a decision is rendered.

**Hearing By:** Associate Zoning Administrator  
**Date:** Wednesday, May 4, 2016  
**Time:** 10:30 A.M.  
**Place:** Los Angeles City Hall  
200 North Spring Street, Room 1020  
Los Angeles, CA 90012

**Staff Contact:** Heather Bleemers  
**Phone No.:** (213) 978-0092  
**E-mail:** Heather.Bleemers@lacity.org

**Case No.:** ZA 2016-0299(CUB)(ZV)  
**CEQA No.:** ENV-2016-0300-MND  
**Related Cases:** ZA-2004-0532(CUB)(ZV), ZA-2004-0532(CUB)(ZV)(PA1) and (PA2)

**Council No.:** 4  
**Plan Area:** Silver Lake-Echo Park  
**Specific Plan:** N/A  
**Certified NC:** Silver Lake  
**GPLU:** Neighborhood Commercial  
**Zone:** [Q]C2-1VL

**Applicant:** Jason and Chrissy Kim  
**Representative:** FE Design & Consulting

**PROJECT LOCATION:** 2764-2770 West Rowena Avenue

**PROPOSED PROJECT:** The project involves the use of an existing restaurant space with a new restaurant seeking the approval of a Conditional Use Permit to allow the sale and dispensing of beer and wine only for on-site consumption and a Zone Variance to allow four (4) on-site parking spaces. The applicant will provide 24 on-site bicycle parking spaces to satisfy six (6) of their required on-site vehicle parking requirements. In total, the restaurant requires 21 parking stalls. The new restaurant will occupy an existing unoccupied restaurant space and will consist of 1,822 square feet of interior restaurant area, a 781 square-foot patio area, and a 358 square-foot take-out area that formerly functioned as an office space.

**REQUESTED ACTIONS:** 1) Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,1, a Conditional Use to permit the sale and dispensing of beer and wine for on-site consumption, in conjunction with the operation of a new restaurant, in the [Q]C2-1VL Zone;

- 2) Pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, a variance from Section 12.21-A,4(c)(3) of the Code to permit four on-site vehicle parking stalls and 24 bicycle parking stalls, to replace six required vehicle parking stalls, in lieu of the code required 20 vehicle parking spaces, in conjunction with the use of the property for a restaurant and an office;
- 3) Pursuant to Section 21082.1(c)(3) of the California Public resources Code, adopt the Mitigated Negative Declaration (ENV-2016-0300-MND) for the above referenced project; and
- 4) Adopt the Mitigation Monitoring Program for ENV-2016-0300-MND.

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:

Los Angeles City Planning Department,  
Expedited Processing Section,  
200 N. Spring Street, Room 721,  
Los Angeles, CA 90012 (attention: Heather Bleemers).

**REVIEW OF FILE:** [ZA-2016-0299\(CUB\)\(ZV\)](#), including the application and the environmental assessment, are available for public inspection at this location between the hours of 9:00 a.m. to 5:00 p.m., Monday through Friday. Please call Heather Bleemers at [\(213\) 978-0092](#) 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) 482-7071\*