

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, August 24, 2016
Time: 10:40 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
Heather.Bleemers@lacity.org

Case No.: ZA 2016-1673(CUB)(ZV)
CEQA No.: ENV-2016-1674-CE
Class 5, Category 23

Incidental Cases: N/A
Related Cases: N/A
Council No: 5
Plan Area: Hollywood
Specific Plan: None
Certified NC: Mid City West
GPLU: Neighborhood Office
Commercial
Zone: C4-1XL-O

Applicant: Stephen Kalt,
FoodThink, LLC

Representative: Margaret Taylor,
Apex LA

PROJECT LOCATION: 7501-7507 West Melrose Avenue

PROPOSED PROJECT: A request for an upgrade from an existing grant to sell and serve beer and wine only to allow a full line of alcoholic beverages for on-site consumption, and to allow zero (0) parking spaces in lieu of the otherwise required eight (8) spaces; to allow for code required parking to be provided off-site by lease instead of by covenant; and to allow valet attendants to park vehicles more than 750 feet from the subject site, in conjunction with the continued operation of an existing 3,794 square-foot restaurant with 58 interior seats, plus eight (8) bar seats, and a 717 square-foot patio with 33 outdoor seats, with operating hours from 7:00 a.m. to 12:00 a.m., daily. There will be no new floor area added as a result of this request.

REQUESTED ACTIONS:

1. Pursuant to Los Angeles Municipal Code Section 12.24-W,1, a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant in the C4-1XL-O Zone;
2. Pursuant to Los Angeles Municipal Code Section 12.27, Zone Variances to allow relief from the following:

- a. Los Angeles Municipal Code Section 12.21-A,4(c)(3) to reduce the required eight (8) parking spaces on-site to zero (0) parking spaces;
 - b. Los Angeles Municipal Code Section 12.21-A,4(g) to allow valet parking to be located over 750 feet from the restaurant; and
 - c. Los Angeles Municipal Code Section 12.26-E,5 to allow for the provision of eight (8) parking spaces offsite via lease in-lieu of covenant;
3. Based on the whole of the administrative record, the project is Categorically Exempt from environmental review pursuant CEQA Guidelines, Article III, Section I, Class 5, Category 23, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

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 Case No. ZA 2016-1673(CUB)(ZV), Attn.: Heather Bleemers, Department of City Planning, 200 N. Spring Street, Room 763, Los Angeles, California 90012, or emailed to Heather.Bleemers@lacity.org.

REVIEW OF FILE: ZA 2016-1673(CUB)(ZV), including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:30 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