

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, September 21, 2016
Time: 1:30 p.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: Sarah Goldman
(213)978-1182
Sarah.Goldman@lacity.org
May Sirinopwongsagon
(213)978-1372
May.Sirinopwongsagon@lacity.org

Case No.: ZA 2016-2106(ZV)(CU)
(CUB)
CEQA No.: ENV-2016-2107-ND
Incidental Cases: N/A
Related Cases: N/A
Council No: 14
Plan Area: Southeast Los Angeles
Specific Plan: South Los Angeles Alcohol
Sales
Certified NC: Downtown Los Angeles
GPLU: Light Manufacturing
Zone: MR2-2
Applicant: Alex Alereza
Zoltan LLC
Representative: Eddie Navarette
FE Design and Consulting

PROJECT LOCATION: 1720-1722 E. 16th Street (1722-1726 E. 16th Street)

PROPOSED PROJECT: Tenant improvements and a change of use of an existing, approximately 8,465 square foot building from a food preparation establishment to a restaurant, lounge, and dance hall, and the construction of an approximately 697 square foot covered patio in the MR2-2 Zone.

The restaurant, lounge, and dance hall proposes the sale of a full line of alcoholic beverages for on-site consumption, a stage, and live entertainment. As proposed, the building would have a maximum occupancy of 899 patrons, accommodating a maximum of 471 interior seats and 42 exterior seats. The proposed hours of operation are from 10:00 a.m. to 2:00 a.m. daily.

REQUESTED ACTIONS:

1. Pursuant to Los Angeles Municipal Code Section 12.24-W,40, a Conditional Use to allow an approximately 8,465 square foot restaurant and lounge with an approximately 697 square foot outdoor patio, with live entertainment, in the MR2-2 Zone;
2. 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 approximately 8,465 square foot restaurant and lounge with an approximately 697 square foot outdoor patio, with live entertainment, in the MR2-2 Zone;
3. Pursuant to Los Angeles Municipal Code Section 12.27, a Zone Variances to allow an approximately 8,465 square foot dance hall within an existing building in the MR2-2 Zone;
4. Pursuant to Sections 21082.1(c)(3) of the California Public Resources Code, adoption of the Negative Declaration (ENV-2016-2107-ND) for the above referenced project.

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 2016-2106(ZV)(CU)(CUB), Attn.: May Sirinopwongsagon, Department of City Planning, 200 N. Spring Street, Room 763, Los Angeles, California 90012, or emailed to Sarah.Goldman@lacity.org or May.Sirinopwongsagon@lacity.org.

REVIEW OF FILE: ZA 2016-2106(ZV)(CU)(CUB), including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call May Sirinopwongsagon at (213)978-1372 or Sarah Goldman at (213)978-1182 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) 482-7082