

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, December 21, 2016
Time: 10:30 A.M.
Place: Los Angeles City Hall
200 North Spring Street, Room 1040
Los Angeles, CA 90012

Staff Contact: Lilian Rubio
Phone No.: (213) 978-1840
E-mail: Lilian.Rubio@lacity.org

Case No.: ZA 2016-3192(CUB)(ZV)
CEQA No.: ENV-2016-3193-CE
Related Cases: N/A
Council No.: 5
Plan Area: Wilshire
Specific Plan: N/A
Certified NC: Mid City West
GPLU: General Commercial
Zone: C2-1VL-O

Applicant: 640 South Holdings, LLC
Representative: Elizabeth Peterson Group,
Elizabeth Peterson

PROJECT LOCATION: 8436 West 3rd Street

PROPOSED PROJECT: The project involves the use of an existing office space with a new restaurant seeking the approval of a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption and a Zone Variance to allow 38 required parking spaces to be located off-site via a lease. The new restaurant will occupy an existing unoccupied office space and will consist of 3,794 square feet of interior restaurant area and a 305 square feet of uncovered outdoor space with a total of 175 seats (154 indoor and 21 outdoor). Proposed hours of operation are from 8:00 a.m. to 11:00 p.m. Sunday through Thursday and 8:00 a.m. to 12:00 a.m. (midnight) Friday through Saturday.

REQUESTED ACTIONS: The Zoning Administrator will consider:
1) Pursuant to Los Angeles Municipal Code (LAMC) 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 the operation of a new restaurant, in the C2-1VL-O Zone;

- 2) Pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, a variance from Section 12.26-E.5 of the Code to permit required parking spaces per Section 12.21-A,4(c)(3) of the Code to be provided off-site within 750 feet by lease in lieu of a covenant; and
- 3) Pursuant to Section 21084 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 project was issued a Categorical Exemption, Class 1, Category 22 and Class 5, Category 34.

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 763,
Los Angeles, CA 90012 (Attention: Lilian Rubio).

REVIEW OF FILE: [ZA-2016-3192\(CUB\)\(ZV\)](#), 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 Lilian Rubio at [\(213\) 978-1840](#) 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