

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: Office of Zoning Administration
Date: Tuesday, March 14, 2017
Time: 9:00 a.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1070
(Enter from Main Street)
Los Angeles, CA 90012

Case No.: ZA-2016-4077-MCUP
CEQA No.: ENV-2016-4078-MND
Council No.: 13
Plan Area: Silver Lake – Echo Park –
Elysian Valley
Zone: [Q]C2-1VL

Applicant: Samantha Ripinsky,
Sunset Alvarado Mohawk,
LLC

Staff Contact: Teresa L. Batson
Phone No.: 213-202-5447
E-mail: teresa.batson@lacity.org

Representative: Same as applicant

PROJECT LOCATION: 2106, 2110, 2112, 2114, 2118, 2124, 2128 and 2134 West Sunset Boulevard,
1041 North Alvarado Street, & 1030 and 1032 North Mohawk Street

REQUESTED ACTION: The Zoning Administrator will consider:

1. Pursuant to the Los Angeles Municipal Code Section 12.24-W, 1, a Master Conditional Use Permit to allow (i) the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with 8 restaurants; (ii) the sale and dispensing of beer and wine for on-site consumption in conjunction with 5 restaurants; and (iii) the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with 2 restaurant/retail spaces located across four buildings totaling 19,765.5 square feet of indoor ground floor space (total project building area is 31,760 square feet) having a maximum of 1,083 indoor seats and approximately 8,607 square feet of patio space consisting of two outdoor patios having a maximum of 278 outdoor seats. The project site is comprised of eight

parcels with a total area measuring 31,760 square feet in the [Q]C2-1VL Zone and the C2-1VL Zone. The proposed hours of operation from 5:00 a.m. to 11:00 p.m. Sunday through Thursday and 5:00 a.m. to 1:00 a.m. on Friday and Saturday.

2. Pursuant to Los Angeles Municipal Code 12.24-W, 27, Conditional Use Permit to allow the opening hours of 5:00 a.m. daily in lieu of 7:00 a.m. and closing hours of 1:00 a.m. on Friday and Saturday in lieu of 11:00 p.m. as restricted by commercial corner regulations.
3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration ENV-2016-4078(MND) for the above referenced project.

The purpose of this 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 the Los Angeles City Planning Department, Condition Compliance Unit – BESt Program, 201 N. Figueroa Street, 5th Floor, Los Angeles, CA 90012 (attention: Teresa L. Batson) or via email: teresa.batson@lacity.org. Please reference the Case Number in the subject line for all electronic communications.

Review of File: The file, 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 (213) 202-5464 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. Other services, such as translation between English and other languages, may also be provided upon request.

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.

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. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

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.