



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
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: ☒ Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: **333 South Alameda Street** (309 South Alameda Street, 333 South Alameda Street, 300 South Central Avenue, 306-356 South Central Avenue, 690 East 4th Place)

Case No.: ZA-2018-3607-MCUP-CUX-CU
CEQA No.: ENV-2018-3608-CE
Hearing Held By: Associate Zoning Administrator
Date: **Tuesday, December 18, 2018**
Time **10:10 a.m.**
Place: Los Angeles City Hall
200 North Spring Street, Room 1070
Los Angeles, CA 90012
(Please use entrance on Main Street)
Staff Contact: More Song, Planning Assistant
200 North Spring Street, Room 763
Los Angeles, CA 90012
More.Song@lacity.org
(213) 978-1319

Council No: 14 – Huizar
Related Cases: ZA-1985-400-CUB-CUX
Plan Area: Central City
Zone: M2-2D-O
Plan Overlay: N/A
Land Use: Light Manufacturing
Applicant: Dae Yong Lee,
3 Alameda Plaza LLC
Representative: Elizabeth Peterson,
Elizabeth Peterson Group, Inc.

PROPOSED PROJECT:

The proposed project encompasses 13 commercial tenant spaces within an existing 453,312 square-foot multi-level indoor shopping center known as Little Tokyo Galleria. Within the shopping center, the project involves the sale and dispensing of beer and wine for on-site consumption in conjunction with a maximum of five establishments and the sale and dispensing of a full line of alcoholic beverages in conjunction with a maximum of seven establishments, for a total of 12 alcohol-serving establishments with a total square footage of 125,827 square feet (122,867 indoor and 2,960 outdoor) and a maximum seat count of 3,840 seats (3,641 indoor and 199 outdoor). One of the aforementioned establishments proposing the sale and dispensing of beer and wine for on-site consumption is an existing 4,624 square-foot karaoke bar with live entertainment consisting of 17 enclosed karaoke rooms. One of the establishments proposing the sale and dispensing of a full line of alcoholic beverages for on-site consumption is an existing 49,919 square-foot bowling alley/arcade providing approximately 150 game machines. Another of the aforementioned establishments proposing the sale and dispensing of a full line of alcoholic beverages for on-site consumption is a proposed 27,409 square-foot special event hall that is also proposing live entertainment and patron dancing. Within the shopping center, the project also involves one additional existing 5,106 square-foot restaurant/lounge with patron dancing in conjunction with live entertainment; a full line of alcohol is also served at this location, under an existing and separate entitlement. Proposed hours of operation vary for each establishment, but range from 6:00 a.m. to 4:00 a.m. daily.

REQUESTED ACTION(S):

1. Determine based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15305 and City CEQA Guidelines, 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;

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,1, a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a maximum of five establishments and the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a maximum of seven establishments, for a total of 12 establishments encompassing 125,827 square feet, in the M2-2D-O Zone;
3. Pursuant to LAMC Section 12.24-W,18, a Conditional Use Permit to allow patron dancing in conjunction with live entertainment within an existing restaurant/lounge and proposed special event hall, and enclosed karaoke rooms in conjunction live entertainment within an existing karaoke bar, all in the M2-2D-O Zone; and
4. Pursuant to LAMC Section 12.24-W,34, a Conditional Use Permit to allow five or more coin- or slug-operated or electrically, electronically, or mechanically controlled game machines in an existing bowling alley/arcade in the M2-2D-O Zone.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to or at the hearing. Decision-makers such as Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS – Written materials may be submitted prior to the hearing via email, in person or by U.S. mail to the staff identified on the front of this page or to the decision-maker or hearing officer at the public hearing. **An original plus three (3) copies must be submitted prior to, or at the hearing. To the extent possible, please also submit all materials electronically (flash drive, CD or via email).** Materials must be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzied here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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 services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.