



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: 1217 -1225 1/2 West Temple Street

Case No.: ZA-2018-1431-CUB-SPP
CEQA No.: ENV-2018-1432-CE
Hearing Held By: Office of Zoning Administration

Date: July 30, 2019

Time 10:30 a.m.

Place:
Los Angeles City Hall
200 N. Spring Street, Room 1070
Los Angeles, CA 90012
(Please use the 201 N. Main Street entrance)

Staff Contact:
Hakeem Parke-Davis, Planning Assistant
200 N. Spring Street, Room 620
Los Angeles, CA 90012
hakeem.parke-davis@lacity.org
(213) 978-1487

Council No: 1 - Cedillo

Related Cases: None

Plan Area Westlake

Zone: C1(CW)-75/1.5-O

Plan Overlay: Central City West Specific Plan

Sub Area North (Temple / Beaudry
Neighborhood District),

Land Use: Neighborhood Commercial

Applicant: Mohammad Bahmani

Representative: Valerie Sacks
liquorlicense.com

PROPOSED PROJECT:

The Project is a change of use from a flower shop to a restaurant, and includes an addition of 4,626 square feet to the existing 2,283 square ground floor building to create a two level, 6,909 square foot restaurant with three bars, an outdoor lounge and two interior dining spaces. The proposed restaurant will be 6,909 square feet.

The Project's lower level will be 3,139 square feet with interior 48 seats. The upper level includes 1,582 square feet of interior dining area with 114 seats and a 647 square foot outdoor dining area including 73 seats. The project will provide (8) automobile parking spaces and nine (9) long-term and ten (10) short-term bicycle spaces. No live entertainment or grading is proposed.

REQUESTED ACTION(S):

1. The Zoning Administrator shall consider an Exemption from CEQA pursuant to CEQA Guidelines, Section 15305.0 Class 5, and Class 32, and that 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 Section 12.24 W.1, a Conditional Use to allow the service of a full line of alcoholic beverages for on-site consumption at a new 6,909 square foot, 235 seat restaurant in the C1(CW)-75/1.5-O Zone.
3. Pursuant to Los Angeles Municipal Code Section 11.5.7 C, a Project Permit Compliance Review under the Central City West Specific Plan for a change of use from retail flower shop to restaurant and construction of a 4,626 square foot addition to an existing 2,283 square foot building.

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 agenzized 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.