



Address Any Communication To:

WEST LOS ANGELES AREA PLANNING COMMISSION

200 North Spring Street, Room 532

Los Angeles, CA 90012

(213) 978-1300

NOTICE OF PUBLIC HEARING

- ✓ INTERESTED PARTIES
- ✓ ABUTTING PROJECT SITE
- ✓ 500-FOOT RADIUS
- ✓ OWNERS AND OCCUPANTS

**concerning property at
1708 North Lincoln Boulevard**

Case No.: ZA-2016-1265-CUB-1A

CEQA: ENV- 2016-1266-MND

Community Plan: Venice

Council District No.: 11 - Bonin

Hearing Date: **Wednesday, January 18, 2017**

Hearing Time: after 4:30 P.M.

Hearing Place: Henry Medina West L.A.
Parking Enforcement Facility
2nd Floor, Roll Call Room
11214 West Exposition Blvd.
Los Angeles, CA 90064

The West Los Angeles Area Planning Commission invites you to attend a hearing regarding the property highlighted above. *The law requires that owners and renters near this site be notified of this hearing.* If you do not wish to attend the hearing, you may ignore this notice.

The hearing involves an appeal, in part, of the Zoning Administrator's Determination to approve a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site and off-site consumption in conjunction with a proposed change of use to restaurant/market with outdoor patios located in the [Q]C2-1-CDO Zone only as it relates to Conditions Nos. 20 and 21 regarding off-site parking, pursuant to Los Angeles Municipal Code Section 12.24-W, 1.

Mitigated Negative Declaration No. ENV-2016-1266-MND, pursuant to CEQA Guidelines Section 15074 (b), and related Mitigation Monitoring Program (MMP) pursuant to CEQA Guidelines Section 15074 (d), has been prepared as the environmental clearance for the project.

Planning Assistant: Jose Elias (213) 202-5437

APPLICANT: Taj Tedrow, The Buck Turgidson, LLC
Representative: Elizabeth Peterson, Elizabeth Peterson Group

APPELLANT No. 1: Tracey Becker, Huzzah!

APPELLANT No. 2: Marianna Yamamoto

APPELLANT No. 3: Tiffany Rochelle, Venice Girls Inc.

APPELLANT No. 4: Ramsey Daham

APPELLANT No. 5: Adam Stein

APPELLANT No. 6: Alex Rinker

APPELLANT No. 7: Joshua B. Lansky

APPELLANT No. 8: Sris Sinnathamby

APPELLANT No. 9: Ava Adkins

APPELLANT No. 10: Sandra Wood, Nanny

APPELLANT No. 11: Adam Bice, Adam Bice Creative

APPELLANT No. 12: Carle Peterson, Fire & Creme

FOR ADDITIONAL INFORMATION AND INSTRUCTIONS ON SUBMITTING TESTIMONY SEE BELOW

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible ONLINE at planning.lacity.org

TESTIMONY: Written testimony may be submitted prior to the hearing (see Correspondence and Exhibits); however, oral testimony **can only be given at the hearing** and may be limited due to time constraints. Language translators, sign language interpreters, and/or assistive listening devices may be provided if you contact the Planning Commission office at least seven (7) days prior to the hearing date.

DECISION: The Commission's decision will be based on the merits of the case and the applicable law. **The Commission can consider the entire action even if only a portion has been appealed.** A report of the Commission's action will be mailed upon request after the hearing. Pursuant to Government Code Section 65009(b)(2), any court challenge of the Commission's action may be limited to those issues considered at the public hearing.

FILE REVIEW: The complete and permanent file (including all submissions) is available for public inspection in the Commission Office, **Room 532**, 200 N. Spring Street, Los Angeles, between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call in advance to ensure file availability (213-978-1300).

CORRESPONDENCE AND EXHIBITS

The Commission members are not City employees. They are citizens who have been appointed by the Mayor. They function in a quasi-judicial capacity and therefore, cannot be contacted before the hearing. Written testimony, for the Commission to consider, may be submitted to the Planning Commission Office using the following guidelines:

1. Materials for Commission consideration should be received **ten (10) days** prior to the hearing date.
2. Please provide an **original** plus **twelve (12) copies** of all correspondence or exhibits.
3. Correspondence should be presented on letter size (8 1/2" x 11") or legal size (8 1/2" x 14") paper. All oversized exhibits (photos, plans, artists' renderings) must fold to fit into a legal sized folder.
4. It is important that the case number is written on all communications and exhibits.
5. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibit used as part of your testimony to the Planning Commission.
6. Untimely submissions will not be considered by the Commission, but will be added to the permanent file.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request at least seven (7) days prior to the meeting by calling the City Planning Commission Office at (213) 978-1300.