



Department of City Planning

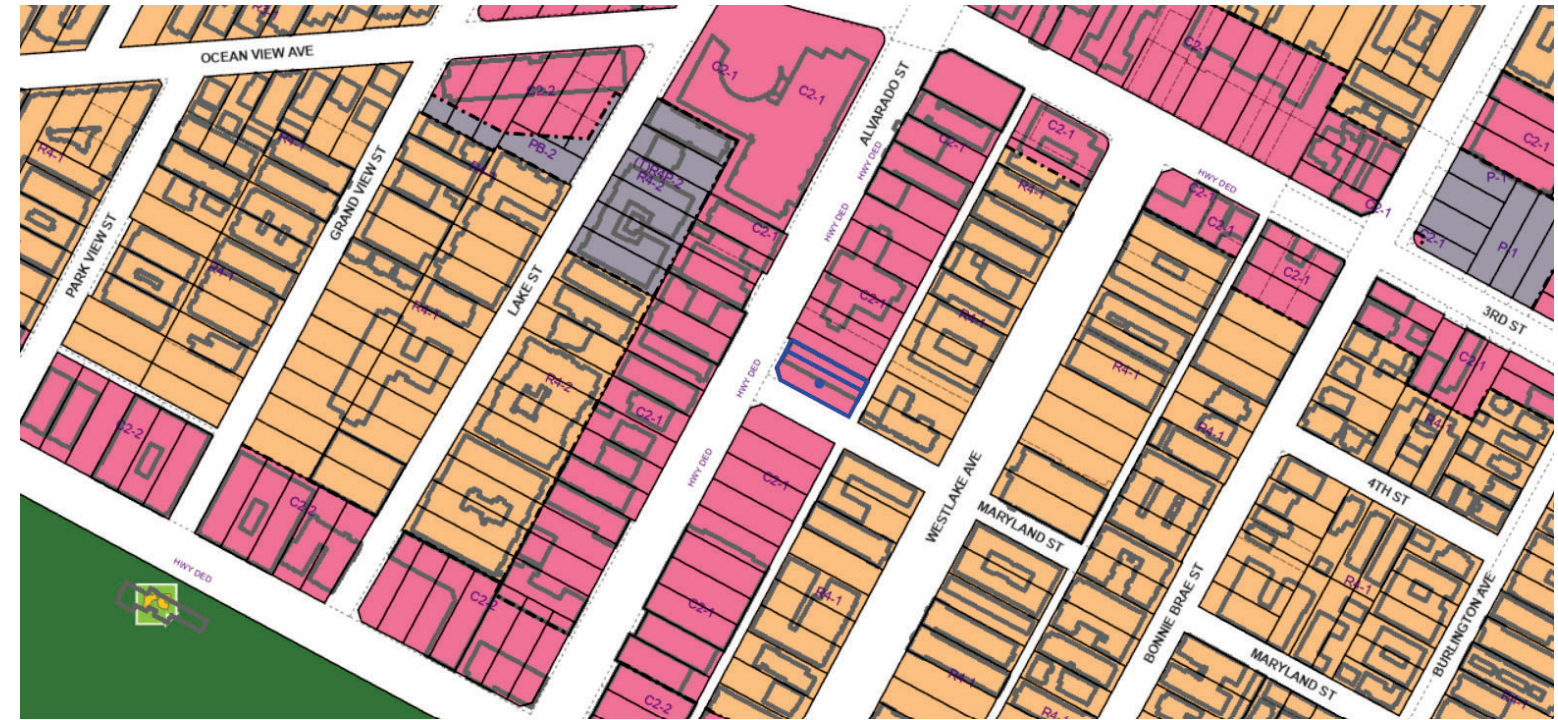
1641 Paloma Street
Pasadena, CA 91104

Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知

Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր

☎ 311 • Traducción • 번역 • 翻译 • Pagsasalin • Թարգմանություն



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번역 • 翻译
Pagsasalin
Թարգմանություն



Thursday, September 25, 2025
9:00 a.m.

For the sale of beer and wine at a restaurant

Project Located at:
360 South Alvarado Street

Hearing Conducted by:
Associate Zoning Administrator

This public hearing will be conducted entirely virtually and will allow for remote public comment.

Options to Participate:

By phone: (669) 900 - 9128 or (213) 338 - 8477
When prompted, enter the Meeting ID: **836 1196 1099 #**

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/83611961099>
Enter Meeting ID: 836 1196 1099 and Passcode: 327879

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to “raise your hand” virtually following staff calling the item.

The meeting’s agenda will be provided no later than 72 hours before the meeting at planning4la.org/hearings. Please note that virtual meeting instructions will be provided on the meeting agenda.

Project Address

Sitio de Proyecto
프로젝트 주소 • 項目地址
Address ng Proyekto

360 South Alvarado Street (2019 West Maryland Street), Los Angeles, CA 90057

Proposed Project

Proyecto Propuesto
프로젝트 제안 • 擬議項目
Iminungkahing Proyekto
Առաջարկվող ծրագիր

The applicant requests a Class 2 Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed 885 square-foot restaurant with 14 indoor seats and a 150 square-foot covered patio with 8 outdoor seats. Hours of operation are from 8:00 a.m. to 11:00 p.m. daily. No new construction to expand the building floor area, footprint, or height is proposed.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Associate Zoning Administrator will consider:

- 1. An exemption from CEQA pursuant to CEQA Guidelines Article 19, Section 15301, Class 1 (Existing Facilities), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and,
- 2. Pursuant to Los Angeles Municipal Code (LAMC) Chapter 1 Section 12.24 W.1, a Class 2 Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed restaurant.

Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s): ZA-2025-1636-CUB	Environmental Case Number(s): ENV-2025-1637-CE
Related Case Number(s): PAR-2025-3878-RDP	Overlay(s): Westlake Redevelopment Project Area, Los Angeles State Enterprise Zone
Zone: C2-1	Community Plan Area: Westlake
Land Use Designation: Highway Oriented Commercial	Assigned Staff Contact Information: Jonathan Hagar, Planning Assistant jonathan.hagar@lacity.org (818) 374-5060 200 N. Spring St., Room 763 Los Angeles, CA 90012
Council District: 1 - Hernandez	Applicant: Carlos Sem, Cevicheria Los Delfines LLC
Representative: Brett Engstrom, Engstrom Planning	Representative: Brett Engstrom, Engstrom Planning

Who’s Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知
Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 300 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

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.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email per.planning@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation 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.

