

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 by: Associate Zoning Administrator
Date: Wednesday, August 3, 2016
Time: 9:50 A.M.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Case No.: ZA 2016-1134(CUB)(CUX)(ZV)
CEQA No.: ENV-2016-1135-MND
Incidental Cases: N/A
Related Cases: N/A
Council No.: 14 – Jose Huizar
Plan Area: Central City North
Specific Plan: None
Certified NC: Historic Cultural
GPLU: Heavy Manufacturing
Zone: M3-1-RIO

Staff Contact: Courtney Shum
Phone No.: (213) 978-1916
E-Mail: Courtney.Shum@lacity.org

Applicant: Bruno Bagbeni, Phoodz LP
Representative: Elizabeth Peterson,
Elizabeth Peterson Group

PROJECT LOCATION: 447 South Hewitt Street

PROPOSED PROJECT: The project involves a change of use from an Artist-in-Residence use to a new restaurant within an existing two-story, 7,822 square-foot building in the M3-1-RIO Zone. No new construction is proposed aside from interior tenant improvements and minor alterations to the exterior façade. The proposed restaurant will occupy 5,474 square feet of floor area within the existing building, contain 88 seats, and offer occasional live entertainment and patron dancing.

REQUESTED ACTIONS: The Associate Zoning Administrator will consider:

1. Pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code, adopt the **Mitigated Negative Declaration**, (ENV-2016-1135-MND) and **Mitigation Monitoring Program** for the proposed project.
2. Pursuant to Los Angeles Municipal Code Section 12.24-W,1, a **Conditional Use** to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, with

hours of operation from 6:00 a.m. to 2:00 a.m. daily, in conjunction with a restaurant use in the M3-1-RIO Zone;

3. Pursuant to Los Angeles Municipal Code Section 12.24-W,18, a **Conditional Use** to permit live entertainment and patron dancing on the ground floor of the subject building in the M3-1-RIO Zone; and
4. Pursuant to Los Angeles Municipal Code Section 12.27, a **Zone Variance** to allow relief from Los Angeles Municipal Code Section 12.26-E,5 to allow all required parking spaces to be provided through the lease of off-site parking spaces within 750 feet of the project site, in lieu of covenant.

The purpose of the 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, Expedited Processing Section, [200 North Spring Street, Room 763, Los Angeles, CA 90012](#) (attention: Courtney Shum) or e-mailed to Courtney.Shum@lacity.org.

REVIEW OF FILE: Case No. **ZA 2016-1134(CUB)(CUX)(ZV)**, 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 Courtney Shum at (213) 978-1916 or e-mail Courtney.Shum@lacity.org 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. *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.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

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. *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.*

Puede obtener información en Español acerca de esta junta llamando al (213) 482-7071

