

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, prior to a decision is rendered.

Hearing By: Associate Zoning Administrator
Date: Wednesday, October 26, 2016
Time: 10:30 A.M.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

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

Case No.: ZA 2016-2487(CUB)(ZV)
CEQA No.: ENV-2016-2488-CE
Related Cases: N/A
Council No.: 13
Plan Area: Silver Lake-Echo Park-
Elysian Valley
Echo Park

Community Design Overlay:
Certified NC: Greater Echo Park Elysian
GPLU: Community Commercial
Zone: [Q]C2-1VL-CDO

Applicant: Gareth A. Kantner
Representative: Eddie Navarrette,
F.E. Design & Consulting

PROJECT LOCATION: **1606-1608 West Sunset Boulevard** (1604-1608 ½ West Sunset Boulevard)

PROPOSED PROJECT: The project involves the remodel of an approximately 5,000 square-foot retail building that currently contains a 365 square-foot take-out restaurant with 469 square feet of outdoor patio seating and vacant retail space. The take-out restaurant is to be maintained and is proposing to serve a full line of alcohol for on-site consumption. The existing retail space is to be converted to a new 979 square-foot market selling beer and wine for off-site consumption and a new 3,185 square-foot full-service restaurant with 679 square feet of patio space serving a full line of alcohol for on-site consumption. The change of use requires 26 parking stalls and the project is providing two (2) parking stalls on-site.

REQUESTED ACTIONS: 1) Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,1, a Conditional Use to allow the sale of beer and wine for off-site consumption in conjunction with a new market in the [Q]C2-1VL-CDO Zone;

- 2) Pursuant to LAMC Section 12.24-W,1, a Conditional Use to allow the sale of a full line of alcohol for on-site consumption in conjunction with a new full-service restaurant with outdoor patio seating in the [Q]C2-1VL-CDO Zone;
- 3) Pursuant to LAMC Section 12.24-W,1, a Conditional Use to allow the sale of a full line of alcohol for on-site consumption in conjunction with an existing take-out restaurant with outdoor patio seating in the [Q]C2-1VL-CDO Zone;
- 4) Pursuant to LAMC Section 12.24-W,27, a Conditional Use to permit deviations from the Mini-Shopping Center maximum daily hours of operation of 7:00 a.m. to 11:00 p.m. in the [Q]C2-1VL-CDO Zone;
- 5) Pursuant to LAMC Section 12.27, a Zone Variance to permit two (2) on-site parking spaces in lieu of 26 required spaces; and
- 6) Pursuant to Section 21084 of the California Public Resources Code, the above-referenced project has been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. The project was issued a Categorical Exemption, Class 5, Category 23 and Class 5, Category 34.

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 Los Angeles City Planning Department, Expedited Processing Section, [200 North Spring Street, Room 763, Los Angeles, California 90012](#) (attention: [Courtney Shum](#)) or emailed to Courtney.Shum@lacity.org.

REVIEW OF FILE: Case No. **ZA-2016-2487(CUB)(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) 482-7082