



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 participation in the hearing is optional.**

Project Site: 1651-1657 North La Brea Avenue, 7102 West Hollywood Boulevard

Case No. ZA-2019-4006-ZV-ZAA
CEQA No. ENV-2019-4007-CE
Held By: Associate Zoning Administrator

Council District: 4 - Ryu
Related Cases: None

Date: June 4, 2020
Time: 10:00 a.m.

Plan Area Hollywood
Zone: R3-1

Place: In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Office of Zoning Administration Public Hearing will be conducted entirely telephonically.

Plan Overlay: None
Land Use: Medium Residential

Instructions:

Public participants should dial by phone:

(669) 900-9128

When prompted, enter the Meeting ID of:

954 5948 6383#

The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at

<https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting the staff contact at the phone number or email listed below.

Staff Contact: Danalynn Dominguez,
City Planning Associate
200 N. Spring St., Room 621
Los Angeles, CA 90012
danalynn.dominguez@lacity.org
(213) 978-1340

Applicant: Timothy Ratcliff

Representative: Kevin Franklin

PROPOSED PROJECT:

The continued use, and maintenance of an approximately 5,834 square-foot multi-tenant commercial building with commercial uses as permitted in the C4 Zone located in the R3-1 Zone. The proposed project also includes an expansion to an existing restaurant (Shin Ramen Restaurant) within the

interior of the existing multi-tenant commercial building and a new 345 square-foot covered outdoor space. The restaurant will include 39 indoor seats and 14 outdoor seats, for a total of 53 seats. Shin Ramen Restaurant also proposes the sale of beer and wine and a reduction of required parking spaces.

REQUESTED ACTION(S):

1. The Zoning Administrator shall consider an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15305, Class 5, 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 Charter Section 562 and Los Angeles Municipal Code (LAMC) Section 12.27, a Zone Variance (ZV) to permit the continued use and maintenance of an approximately 5,834 square-foot multi-tenant commercial building with commercial uses as permitted in the C4 Zone located in the R3-1 Zone;
3. Pursuant to Charter Section 562 and LAMC Section 12.27, a Zone Variance (ZV) determination to permit the sale of beer and wine for on-site consumption in conjunction with a proposed 1,480 square-foot restaurant in the R3-1 Zone;
4. Pursuant to Charter Section 562 and LAMC Section 12.27, Zone Variance (ZV) determination to permit a 345 square-foot covered outdoor dining expansion to an existing nonconforming multi-tenant commercial building in the R3-1 Zone;
5. Pursuant to Charter Section 562 and LAMC Section 12.27, a Zone Variance (ZV) determination to permit the continued use, maintenance of existing commercial signage and any new construction of signage as permitted in the C4-1 Zone located in the R3-1 Zone;
6. Pursuant to Charter Section 562 and LAMC Section 12.27, a Zone Variance (ZV) determination to permit the continued use, and maintenance of commercial parking and circulation in the R3-1 Zone;
7. Pursuant to Charter Section 562 and LAMC Section 12.27, a Zone Variance (ZV) determination to permit 12 total parking spaces in lieu of the required 15 parking spaces in the R3-1 Zone; and,
8. Pursuant to Los Angeles Municipal Code Section 12.28, a Zoning Administrator's Adjustment (ZAA) determination to permit zero-foot front yard and rear yard setbacks in lieu of the required 15-foot setbacks and zero-foot side yard setbacks in lieu of the required five-yard setbacks of the R3-1 Zone.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

GENERAL INFORMATION

FILE REVIEW - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. **Files are not available for review the day of or day before 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 or during the hearing via email or by U.S. mail to the staff identified on the front of this page. 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. 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.