



CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
City Hall 200 North Spring Street Los Angeles CA 90012  
**NOTICE OF PUBLIC HEARING**

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.**

The meeting's agenda will be provided no later than 72 hours before the meeting at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting the staff contact at the phone number or email listed below. Please note that virtual meeting instructions will be provided on the meeting agenda.

**Project Site:** 2006 South Sawtelle Boulevard (2000 – 2010 South Sawtelle Boulevard and 11270 – 11280 West La Grange Avenue)

**Case No.:** ZA-2020-3501-CUB-ZV  
**CEQA No.:** ENV-2020-3502-CE  
**Hearing Held By:** Associate Zoning Administrator

**Council No:** 11 – Bonin  
**Related Cases:** N/A

**Date:** September 24, 2020  
**Time:** 9:30 a.m.

**Plan Area:** West Los Angeles

**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 remotely at the following link:

**Zone:** C2-1VL

<https://planning-lacity-org.zoom.us/j/91786500204>

**Plan Overlay:** Exposition Corridor Transit Neighborhood Plan; West Los Angeles Transportation Improvement and Mitigation

**Meeting ID:** 917 8650 0204  
**Passcode:** 438966

**Applicant:** Takafumi Miyake, HIT World Corporation  
**Representative:** Kevin Franklin

Participants may also dial by phone:  
**(669) 900-9128 or (213) 338-8477**  
When prompted, enter the Meeting ID of:  
**917 8650 0204#**

**Staff Contact:** Dylan Sittig  
200 N. Spring St, Room 720  
Los Angeles, CA 90012  
[dylan.sittig@lacity.org](mailto:dylan.sittig@lacity.org)  
(213) 978-1197

**PROPOSED PROJECT:**

An existing 1,255 square foot restaurant with 34 indoor seats and 12 seats within a 400 square foot enclosed patio requests the renewal of a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages. Proposed hours of operation are from 10:00 a.m. to 2:00 a.m. daily. The site proposes to maintain 35 on-site parking spaces and nine (9) parking spaces provided off-site via lease, for a total of 44 provided parking spaces in lieu of the required 51 parking spaces.

**REQUESTED ACTION(S):**

The Zoning Administrator shall consider:

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

[planning4la.org](http://planning4la.org)

1. An Exemption from CEQA pursuant to CEQA Guidelines Section 15301, Class 1 (existing facilities), 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 Section 12.24.W.1 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption with a restaurant in the C2-1VL zone.
3. Pursuant to LAMC Section 12.24.W.27 a Condition Use to allow hours of operation from 10 a.m. to 2 a.m. daily in a Commercial Corner Development.
4. Pursuant to LAMC Section 12.27 a Zone Variance from LAMC Section 12.21-A,4 to allow the provision of 44 vehicle parking spaces in lieu of the otherwise required 51 vehicle parking spaces for the site.
1. Pursuant to LAMC Section 12.27 a Zone Variance from LAMC Section 12.26-E,5 to allow a total of nine (9) required parking spaces to be leased off-site, within 750 feet of the site, in lieu of a recorded covenant.

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
## 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. 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 notice. 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](mailto: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 .

## NOTIFICATION REQUIREMENT

TO OWNERS:	AND OCCUPANTS:	AND INTERESTED PARTIES
Within a 500-foot Radius	Within a 500-foot Radius	<input checked="" type="checkbox"/>

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***planning4la.org***