



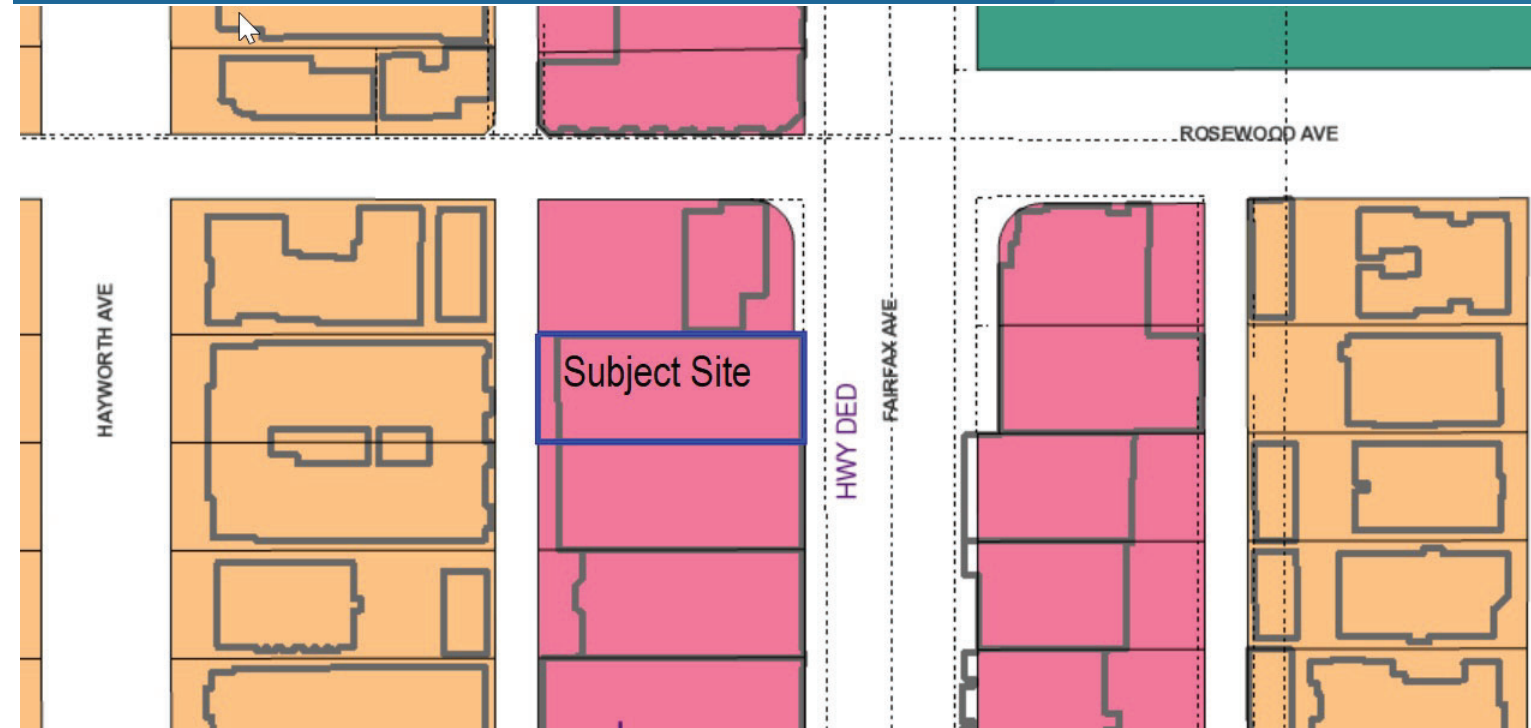
Department of City Planning
P.O. Box 6069
Sherman Oaks, CA 91413

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



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Pagsasalin
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Tuesday, March 5, 2024
10:00 a.m.

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: **843 2619 8263#**
With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/84326198263>
Enter Meeting ID: 843 2619 8263 and Passcode: 254624

Continued use of a restaurant with the sale and dispensing of beer and wine for on-site consumption and change of use to allow a 631 sq ft art gallery.

Project Located at:

457 -459 North Fairfax Avenue
Los Angeles, CA 90036

Hearing Conducted by:

Zoning Administrator

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

457 -459 North Fairfax Avenue, Los Angeles, 90036

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

Proposed Project

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

The project involves the proposed sale and dispensing of beer and wine for on-site consumption in conjunction with existing 1,000 square foot restaurant including 900 square feet of interior dining space and 100 square feet of a covered patio space, and change of use from a 631 square foot retail space to an art gallery which will operate in conjunction with the existing restaurant for a total tenant space of 1,631 square feet. The existing restaurant has 19 indoor dining seats and 12 dining seats in the covered patio area. The applicant is not proposing any seating within the art gallery space. The proposed hours of operation are from 10:00 am to 11:00 pm daily. The project is utilizing AB 2097 (Government Code § 68863.2) for relief from parking requirements.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求的事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The 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;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.1, a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant in the C2-1VL Zone.
3. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.27 a Variance to allow a reduction to the required parking spaces otherwise required for art gallery under LAMC 12.21 A4 C.

Case Information

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

Case Number(s):

ZA-2021-1240-ZV-CUB

Environmental Case Number(s):

ENV-2021-1241-CE

Related Case Number(s):

Overlay(s):

N/A

Zone:

C2-1VL

Land Use Designation:

 Neighborhood Office

Commercial

Community Plan Area:

Wilshire

Council District:

CD 5-Yaroslavsky

Applicant:

Jamie Story, Extra Market

Representative:

Ted Moreno, PEP Restaurant Consulting

Assigned Staff Contact Information:

Filomena Fuchs, Planning Assistant
Filomena.Fuchs@lacity.org
(213)978-1415
200 N. Spring St., Room 621
Los Angeles, CA 90012

Who's Receiving This Notice

Quién recibe este aviso • 본통지를 받은 사람들 • 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 500 feet of where a project application has been filed with the Department of City Planning, or because you requested to be added to the interested parties list. 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.

