



Department of City Planning

P.O. Box 6069

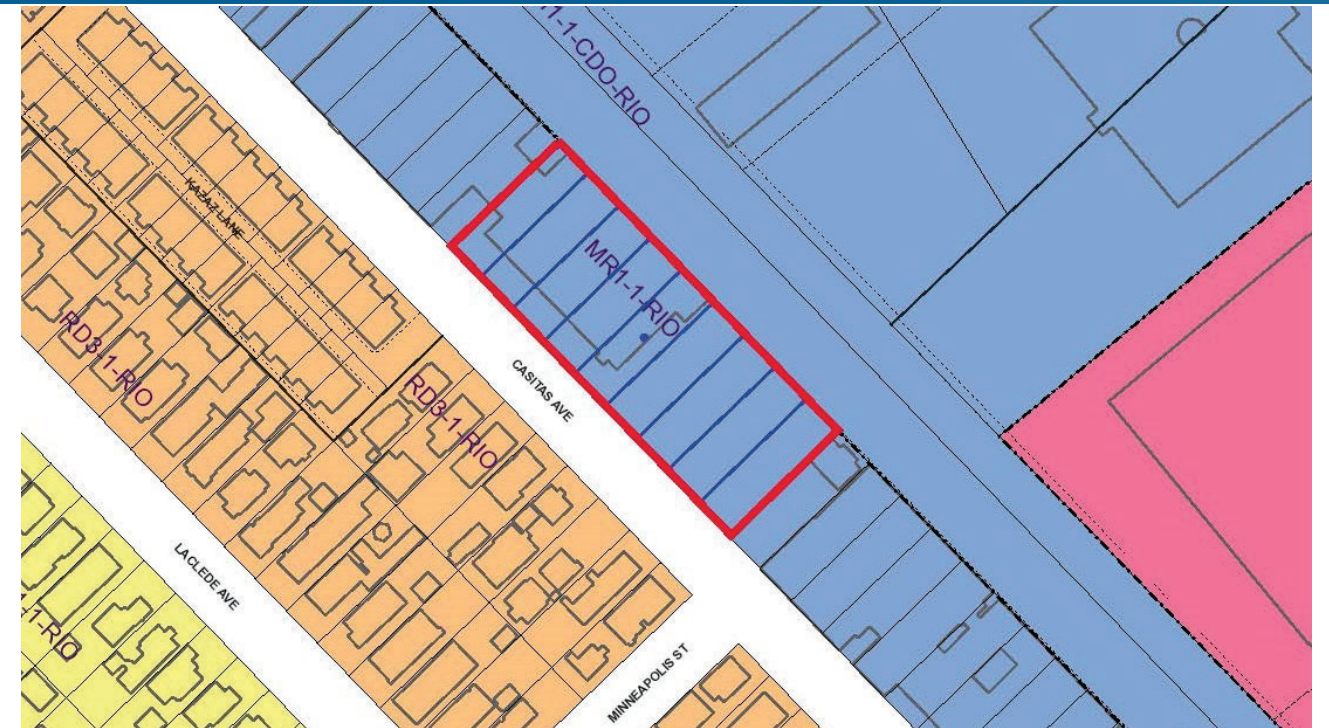
Sherman Oaks, CA 91413

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

☎ 311 • Traducción • 번역 • 翻译 • Pagsasalin • Թարգմանություն



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Tuesday, March 19, 2024

9:00 a.m.

A Conditional Use to sell and dispense a full line of alcoholic beverages in a new restaurant with live entertainment in the MR1-1-RIO Zone.

Project Located at:

3229 West Casitas Avenue

Hearing Conducted by:

Associate Zoning Administrator

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: **890 1900 8197#**

With a PC, MAC, iPad, iPhone, or Android, click on this URL:

<https://planning-lacity-org.zoom.us/j/89019008197>

Enter Meeting ID: 890 1900 8197 and Passcode: 912123

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

Sitio de Proyecto

프로젝트 주소 • 項目地址

Address ng Proyekto

3229 West Casitas Avenue (3205-3273 West Casitas Avenue), 90039

Proposed Project

Proyecto Propuesto

프로젝트 제안 • 擬議項目

Iminungkahing Proyekto

Առաջարկվող ծրագիր

The proposed project is a change of use in a portion of an existing 17,472 square-foot warehouse to a new 10,170 square-foot restaurant. The proposed restaurant consists of 8,907 square feet and 418 indoor seats on the ground floor, 909 square feet and 42 indoor seats on the mezzanine level, and 354 square feet and 32 outdoor seats in a covered patio. The project includes a Conditional Use to allow a new 10,170 square-foot restaurant open to the general public in the MR1-1-RIO Zone. The project also includes a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new 10,170 square-foot restaurant with live entertainment. The proposed hours of operation are from 10:00 am to 2:00 am, daily. No new construction to expand the building floor area, footprint, or height is proposed.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Associate 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.40, a Conditional Use to allow a proposed 10,170 square-foot restaurant for the use of the general public in the MR1-1-RIO Zone.
- 3. Pursuant to LAMC Section 12.24 W.1, a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 10,170 square-foot restaurant with live entertainment in the MR1-1-RIO Zone.
- 4. Pursuant to LAMC Section 12.24 W.27, a Conditional Use to allow hours of operation from 10:00 am to 2:00 am, daily, within a Mini-Shopping Center/Commercial Corner Development in lieu of the hours of operation otherwise restricted to 7:00 am to 11:00 pm, daily.

Case Information

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

Case Number(s): ZA-2023-7129-CU-CUB
Environmental Case Number(s): ENV-2023-7130-CE

Related Case Number(s): ZA-2011-300-CUB-ZV-ZAD
Overlay(s): River Implementation Overlay District

Zone: MR1-1-RIO

Land Use Designation: Limited Manufacturing
Community Plan Area: Northeast Los Angeles

Council District: 13 - Soto-Martinez
Assigned Staff Contact Information:

Applicant: Joon Lee, Blue Whale Music, Inc.
Representative: Christopher Manasserian, Gonzales Law Group,
Monique Acosta, City Planner
monique.acosta@lacity.org
(213) 978-1173
200 North Spring Street, Room 763
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.

