



**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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**Tuesday, October 8, 2024**  
10:00 a.m.

Request to allow the continued sale and dispensing of a full line of alcoholic beverages in conjunction with an existing hotel and restaurant.

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: **875 4449 6828 #**

With a PC, MAC, iPad, iPhone, or Android, click on this URL:  
<https://planning-lacity-org.zoom.us/j/87544496828>  
Enter Meeting ID: 875 4449 6828 and Passcode: 433555

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](https://planning4la.org/hearings). Please note that virtual meeting instructions will be provided on the meeting agenda.

**Project Located at:**  
115 South Fairfax Avenue

**Hearing Conducted by:**  
Associate Zoning Administrator

**Project Address**

115 South Fairfax Avenue

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 a Plan Approval to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing hotel with 66 guest rooms, a 1,500 square-foot restaurant with 76 seats (36 indoor seats and 40 outdoor seats), outdoor patio areas with 78 outdoor seats, and two private dining rooms with a total of 14 indoor seats.

## Actions Requested

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

The Zoning Administrator will consider:

1. An Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Class 1) and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 13B.2.2.H, a Plan Approval to permit the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing hotel and restaurant in the C2-1VL-O Zone.

## Case Information

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

### Case Number(s):

ZA-2018-2251-CUB-PA1

### Environmental Case Number(s):

ENV-2024-3702-CE

### Related Case Number(s):

ZA-2018-2251-CUB

### Overlay(s):

N/A

### Zone:

C2-1VL-O

### Land Use Designation:

General Commercial

### Community Plan Area:

Wilshire

### Council District:

5 - Yaroslavsky

### Assigned Staff Contact Information:

David Woon, Planning Assistant  
David.Woon@lacity.org  
(213) 978-1368  
200 North Spring Street, Room 763  
Los Angeles, CA 90012

### Applicant:

Leo Grifka, 115 Fairfax LLC

### Representative:

Andrew Yapp, SCLU

## 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 abutting where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. 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](http://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](mailto: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.

