



## 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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**Wednesday, December 4, 2024**

**9:00 a.m.**

The consolidation of three (3) lots; a change of use from a manufacturing structure to a restaurant; a Zone Variance for off-site parking by lease; and a Conditional Use Beverage

### Project Located at:

28 - 46 East Market Street

### 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: **810 5390 7405 #**

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

<https://planning-lacity-org.zoom.us/j/81053907405>

Enter Meeting ID: 810 5390 7405 and Passcode: 330801

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 Address

28 - 46 East Market Street, 90291

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 consists of a change of use from an existing one-story, 5,400 square foot manufacturing structure to a one-story, 5,400 square foot restaurant with 2,690 square feet of Service Floor area consisting of 1,194 square feet of indoor Service Floor area, 696 square feet of outdoor Service Floor area, and 800 square feet of roof deck Service Floor area, resulting in a lot developed with a one-story, 5,400 square foot restaurant with a parking lot, providing 18 parking spaces consisting of 12 parking spaces on-site and six (6) parking spaces off-site; and a request to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant, providing 85 indoor seats, 59 patio seats, and 42 roof deck seats.



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. Pursuant to the California Environmental Quality Act (CEQA), a Categorical Exemption pursuant to CEQA Guidelines Section 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;
- 2. Pursuant to Los Angeles Municipal Code (LAMC) Chapter 1A Section 13B.9.1, a Coastal Development Permit for a project located within the Dual Permit Jurisdiction of the Coastal Zone;
- 3. Pursuant to LAMC Chapter 1A Section 13B.5.3, a Zone Variance from Section 12.26 E.5, granting six (6) off-site parking spaces by lease in lieu of a recorded agreement (covenant);
- 4. Pursuant to LAMC Section 12.24 W.1, a Conditional Use to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant; and
- 5. Pursuant to LAMC Section LAMC Chapter 1A Section 13B.4.2, a Project Compliance for a project located within the North Venice Subarea of the Venice Coastal Zone Specific Plan.



Case Information

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

Case Number(s):  
ZA-2024-2949-CDP-ZV-CUB-SPPC

Environmental Case Number(s):  
ENV-2024-2950-CE

Related Case Number(s):  
N/A

Overlay(s):  
Venice Coastal Zone Specific Plan  
-- North Venice Subarea

Zone:  
CM-1

Land Use Designation:  
Limited Industry

Community Plan Area:  
Venice

Council District:  
11 - Park

Assigned Staff Contact Information:

Applicant:  
Sonnyboy Hospitality, LLC

Luis Lopez, Planning Assistant  
luis.c.lopez@lacity.org  
(213) 978-1359  
200 N. Spring Street, Room 721  
Los Angeles, CA 90012

Representative:  
Laurette Healey, City Land Use Inc.

Who's Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 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, 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.