



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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Wednesday, December 11, 2024

10:30 a.m.

The sale of a full line of alcoholic beverages for a proposed restaurant and facade improvements.

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: **883 1298 0370 #**

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/88312980370>

Enter Meeting ID: 883 1298 0370 and Passcode: 460774

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 Located at:

2520 South Lincoln Boulevard

Hearing Conducted by:

Associate Zoning Administrator

Project Address

2520 South Lincoln Boulevard, 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 applicant is requesting a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed one-story, 2,600 square foot restaurant providing 1,262 square feet of indoor dining area with 71 seats and 818 square feet of outdoor dining area with 40 seats, with hours of operation from 8:00 a.m. to 2:00 a.m. ,daily, in the [Q]C2-1-CDO Zone; and a Community Design Overlay Plan Approval for the installation of a 6.5 square foot neon sign and facade improvements.

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, Section 15301 (Class 1), 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 of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant in the [Q]C2-1-CDO Zone; and
- 3. Pursuant to LAMC Section 13.08 E, a Community Design Overlay Plan Approval for the installation of a 6.5 square foot neon sign and exterior alterations to an existing one-story, 2,600 square foot structure, in conjunction with the change of use from retail to a new, 2,600 square foot restaurant.

Case Information

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

Case Number(s): ZA-2023-7556-CUB-CDO	Environmental Case Number(s): ENV-2023-7557-CE
Related Case Number(s): N/A	Overlay(s): Lincoln Boulevard Community Design Overlay
Zone: [Q]C2-1-CDO	Community Plan Area: Venice
Land Use Designation: General Commercial	Assigned Staff Contact Information: Luis Lopez, Planning Assistant luis.c.lopez@lacity.org (213)978-1359 200 North Spring Street, Rm. 721 Los Angeles, CA 90012
Council District: 11 - Park	
Applicant: Debbie Keetch	
Representative: Brett Engstrom	

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 300 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.

