

# Notice of **Public Hearing**

Aviso de Audiencia Pública ・ 公開聽證會通知 공청회통지 ・ Abiso ng Pagdinig sa Publiko Հանրային լսումների մասին ծանուցագիր 311

Traducción 번역・翻译 Pagsasalin Թարգմանություն



Tuesday, May 20, 2025

A Conditional Use Permit to allow the sale of beer and wine in conjunction with an existing restaurant

**Project Located at:** 356 East 2nd Street

Hearing Conducted by:
<a href="https://doi.org/10.2007/nj.2007/2007/nj.2007/nj

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: **848 0934 5546** #

With a PC, MAC, iPad, iPhone, or Android, click on this URL: https://planning-lacity-org.zoom.us/j/84809345546 Enter Meeting ID: 848 0934 5546 and Passcode: 248444

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.

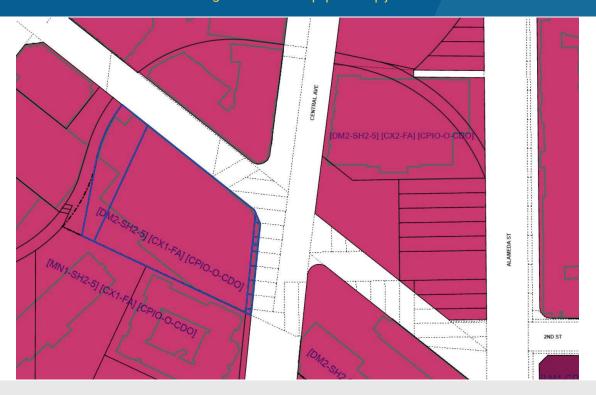
The meeting's agenda will be provided no later than 72 hours before the meeting at **planning4la.org/hearings**. Please note that virtual meeting instructions will be provided on the meeting agenda.

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## **Project Address**

Sitio de Proyecto 프로젝트 주소 • 項目地址 Address ng Proyekto 356 East 2nd Street (356 1/2 East 2nd Street, 358-384 East 2nd Street, and 203-215 South Central Avenue), Los Angeles, 90012

## **Proposed Project**

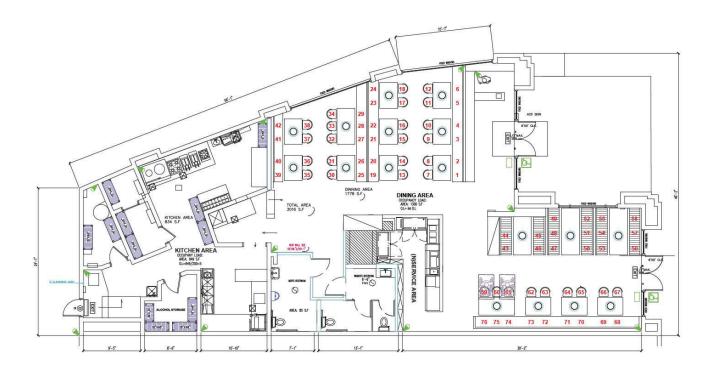
Proyecto Propuesto 프로젝트 제안 • 擬議項目 Iminungkahing Proyekto Առաջարկվող ծրագիր A Class 2 Conditional Use Permit to allow the sale of beer and wine for on-site consumption in conjunction with a 3,016 square-foot existing restaurant (Chubby Cattle) with 76 indoor seats operating from 12pm to 10pm Sunday through Thursday, and 12 pm to 11pm Friday through Saturday.

## **Actions Requested**

Acciones solicitadas • 요청 된 작업 • 所要求的事項 • Humiling ng Mga Pagkilos • Հայզվող 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 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 12.24 W.1, a Class 2 Conditional Use to allow the sale of beer and wine for on-site consumption in conjunction with an existing restaurant in the [DM2-SH2-5][CX1-FA][CPIO-O-CD0] Zone (previously [Q]C2-4D-O-CD0 Zone).



#### **Case Information**

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

#### Case Number(s):

ZA-2024-2634-CUB

## **Related Case Number(s):**

N/A

#### Zone:

[DM2-SH2-5][CX1-FA][CPIO-O-CDO]

## **Land Use Designation:**

Regional Center Commercial

#### **Council District:**

14 - Jurado

#### Applicant:

Dawei Zhao, Chubby Cattle International

#### Representative:

Steven Chen, Top-Arc Group

### **Environmental Case Number(s):**

ENV-2024-2635-CE

## Overlay(s):

Little Tokyo Community Design Overlay

### **Community Plan Area:**

Downtown

#### **Assigned Staff Contact Information:**

Andres Gutierrez, Assistant Planner Andres.Gutierrez@lacity.org (213) 682-6399 200 N. Spring Street, Room 763 Los Angeles, CA 90012

## **Who's Receiving This Notice**

Quién recibe este aviso ・ 본통지를받은사람들 ・ 誰會收到此通知 Sino ang Tumatanggap ng Paunawang Ito ・ ปทเงน ชันนักเฐนนุիրը นเกนฐกղ կทղป์ը

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, 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 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.