



Department of City Planning
4000 Barranca Pkwy, Suite 250
Irvine, CA 92604

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



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



Traducción
번역 • 翻译
Pagsasalin
Թարգմանություն



Wednesday, September 3, 2025
9:30 a.m.

A Conditional Use Permit to allow the sale of beer and wine for on-site consumption with live entertainment.

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: **892 2009 7728 #**

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/89220097728>
Enter Meeting ID: 892 2009 7728 and Passcode: 731419

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:
2935 North Gilroy Street

Hearing Conducted by:
Associate Zoning Administrator

Project Address

2935 North Gilroy Street, Los Angeles, 90039

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

A Conditional Use Permit to allow the sale of beer and wine for on-site consumption with live entertainment (live music, movies, plays, and comedy shows) in conjunction with a change of use from an auto storage and impound to a proposed 391 square-foot restaurant with takeout service. The proposed restaurant will include 168 outdoor seats on the subject property. Proposed hours of operation will be from 7am. to 2 am. daily.

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 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 with live entertainment in conjunction with a proposed 391 square-foot restaurant with takeout service in the M2-1VL-RIO Zone.

Case Information

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

Case Number(s):

ZA-2025-2386-CUB

Environmental Case Number(s):

ENV-2025-2387-CE

Related Case Number(s):

N/A

Overlay(s):

River Implementation Overlay District (RIO)

Zone:

M2-1VL-RIO

Community Plan Area:

Silver Lake - Echo Park - Elysian Valley

Land Use Designation:

Light Industrial

Council District:

13 - Soto-Martinez

Assigned Staff Contact Information:

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

Applicant:

Adam Kestel

Representative:

Vanessa Delgado, Azure Development

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, 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.

