

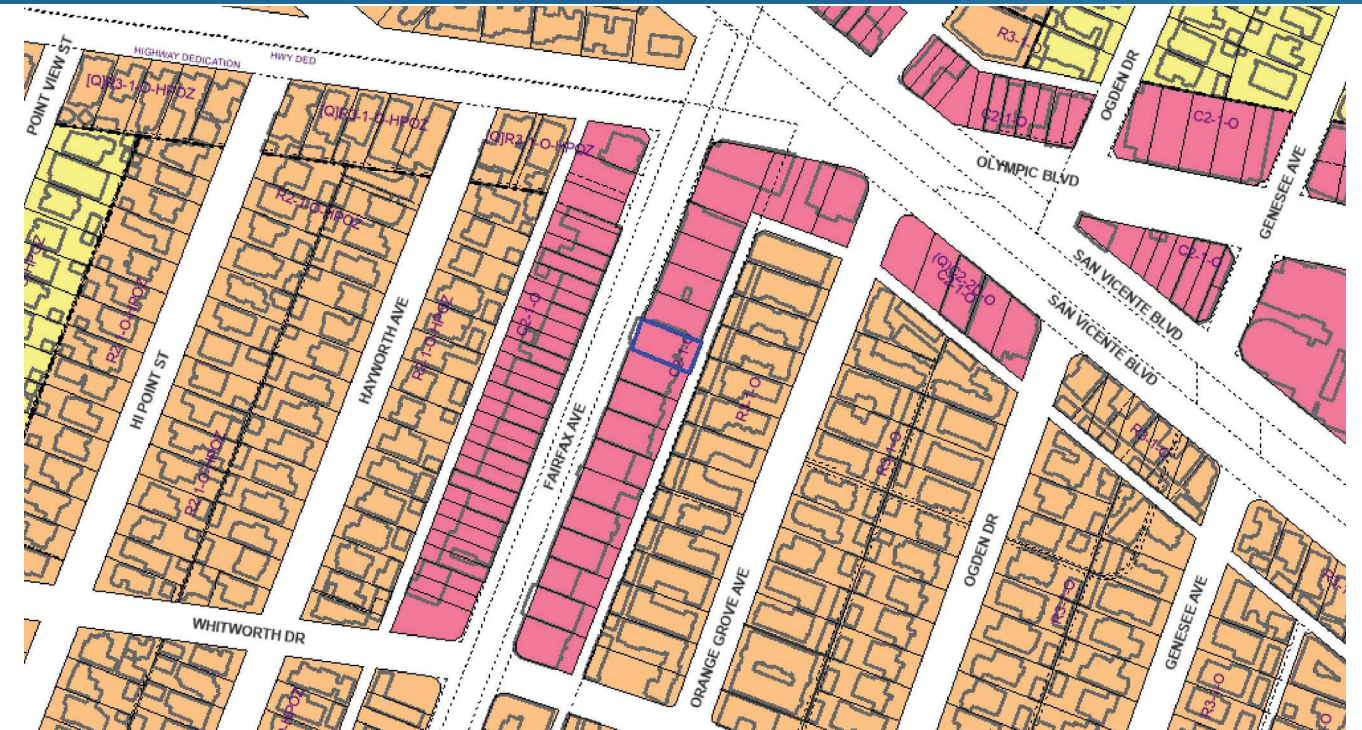


Department of City Planning  
1301 West 2nd Street, #105  
Los Angeles, CA 90026

# 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, September 10, 2025**  
9:00 a.m.

For the sale of beer and wine for on- and off-site consumption in a proposed restaurant and an existing market.

**Project Located at:**  
1034 South Fairfax Avenue

**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: **848 4250 2318 #**

With a PC, MAC, iPad, iPhone, or Android, click on this URL:  
<https://planning-lacity-org.zoom.us/j/84842502318>  
Enter Meeting ID: 848 4250 2318 and Passcode: 288169

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

Sitio de Proyecto  
프로젝트 주소 • 項目地址  
Address ng Proyekto

1034 South Fairfax Avenue (1030, 1032, 1034 1/2 South Fairfax Avenue), Los Angeles, 90019

### Proposed Project

Proyecto Propuesto  
프로젝트 제안 • 擬議項目  
Iminungkahing Proyekto  
Առաջարկվող ծրագիր

The applicant is requesting a Class 2 Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in a proposed restaurant with 24 indoor seats and the sale of beer and wine for off-site consumption in an existing market in the C2-1-O Zone. The proposed project includes a change of use from a take-out restaurant and market to a restaurant and market in a 825 square-foot tenant space. The proposed hours of operation are from 10:00 am to 10:00 pm, daily. No new construction is proposed to expand the existing building floor area, footprint, or height.

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 CEQA pursuant to CEQA Guidelines Article 19, Section 15301, Class 1 (Existing Facilities), and 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 Permit for the sale and dispensing of beer and wine for on-site consumption in a proposed restaurant with 24 indoor seats and for the sale of beer and wine for off-site consumption in an existing market in the C2-1-O Zone.

Case Information

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

Case Number(s): ZA-2025-149-CUB Environmental Case Number(s): ENV-2025-150-CE

Related Case Number(s): None Overlay(s): None

Zone: C2-1-O

Land Use Designation: Neighborhood Office Commercial Community Plan Area: Wilshire

Council District: 10 Assigned Staff Contact Information:

Applicant: Eyob Tadesse, Buna Ethiopian Restaurant & Mar Monique Acosta, City Planner monique.acosta@lacity.org (213) 978-1173 200 North Spring Street, Room 763 Los Angeles, CA 90012

Representative: Steve Kim, GSD Partners

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 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.

