

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING

To Owners: Within a 100-Foot Radius
 Within a 500-Foot Radius
 Abutting a Proposed Development Site

And Occupants: Within a 100-Foot Radius
 Within a 500-Foot Radius
And: Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project, prior to a decision is rendered.

Hearing By: Associate Zoning Administrator
Date: Wednesday, October 5, 2011
Time: 10:30 A.M.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: Christine Saponara
Phone No.: (213) 978-1363
Christine.Saponara@LACity.Org

Case No.: ZA 2011-2029(CUB)
CEQA No.: ENV-2011-2030-CE
Incidental Cases: N/A
Related Cases: N/A
Council No.: 13
Plan Area: Silver Lake-Echo Park-
Elysian Valley
Specific Plan: N/A
Certified NC: Greater Echo Park, Elysian
GPLU: Neighborhood Commercial
Zone: [Q]C2-1VL

Applicant: Fix Coffee LLC (Marc
Gallucci)
Representative: Kiyoshi Graves

PROJECT LOCATION: 2106 North Echo Park Avenue

PROPOSED PROJECT: The applicant is seeking a Conditional Use to permit the sale and dispensing of beer and wine sales for on-site consumption in conjunction with a 653 square-foot addition to an existing 806 square-foot café and 459 square-foot patio for a new total of 1,918 total square-feet with hours of operation room 7:00 a.m. to 10:00 p.m., Sunday through Wednesday and 7:00 to 11:00 p.m. Thursday through Saturday with beer and wine sales limited from 4:00 p.m. to 10:00 p.m. Monday through Friday and 10:00 a.m. to 10:00 p.m. Saturday and Sunday. The project is located within the [Q]C2-1VL Zone.

REQUESTED ACTION: Pursuant to Los Angeles Municipal Code Sections 12.24-W,1, a Conditional Use to permit the sale and dispensing of beer and wine sales for on-site consumption in conjunction with a 653 square-foot addition to an existing 806 square-foot café and 459 square-foot patio for a

new total of 1,918 total square-feet with hours of operation room 7:00 a.m. to 10:00 p.m., Sunday through Wednesday and 7:00 to 11:00 p.m. Thursday through Saturday with beer and wine sales limited from 4:00 p.m. to 10:00 p.m. Monday through Friday and 10:00 a.m. to 10:00 p.m. Saturday and Sunday. The project is located within the [Q]C2-1VL Zone.

Pursuant to Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA (ENV-2011-2030-CE).

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

ADVICE TO PUBLIC: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Expedited Processing Section, 200 North Spring Street, Room 721, Los Angeles, CA 90012 (attention: Christine Saponara).

REVIEW OF FILE: ZA 2011-2029(CUB), including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call Christine Saponara at (213) 979-1363 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

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. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*

Puede obtener información en Español acerca de esta junta llamando al (213) 473-9984



LEGEND			
	OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES		ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
	OFF-SITE CONSUMPTION OF BEER & WINE		ON-SITE CONSUMPTION OF BEER & WINE

NET ACRES: 0.105851 A.C.

LEGAL: TR2848, BLK O, LOT 8 (M.R.MB 35-8)



<p>THOMAS BROS. PAGE: 594 GRID: F5 F6 C.D. 13 C.T. 1972.00 P.A. SILVER LAKE ECHO PARK ELYSIAN VALEY</p>	<p>500' / 600' RADIUS MAP CONDITIONAL USE PERMIT -ALCOHOL ON SITE KIYOSHI GRAVES CONSULTING 4144 1/2 Somers Avenue Los Angeles, CA 90065 (323) 401-6499 mail@kiyoshigraves.com</p>	<p>CASE NO. DATE: AUGUST 5, 2011 D.M. NO.: 144A211 SCALE: 1"=100' USES: FIELD DRAWING BY: JOSEPH WEDDING</p>
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