



CITY OF LOS ANGELES
 DEPARTMENT OF CITY PLANNING
 City Hall 200 North Spring Street Los Angeles CA 90012

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:**
- Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your participation in the hearing is optional.**

Project Site: 1217 North Cypress Avenue

Case No.: ZA-2020-1039-CUB
CEQA No.: ENV-2020-1040-CE
Hearing Held By: Associate Zoning Administrator

Council No: 1 – Gilbert Cedilla
Related Cases: N/A
Plan Area: Northeast Los Angeles

Date: August 19, 2020
Time: 10:10 a.m.
Place: In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Office of Zoning Administration Public Hearing will be conducted entirely telephonically.

Zone: [Q]C4-1XL-CDO
Plan Overlay: Cypress Park and Glassell Park Community Design Overlay Plan
Land Use: Neighborhood Commercial

Instructions:
 Public participants should dial by phone:
(669) 900-9128 or (213) 338-8477
 When prompted, enter the Meeting ID of:
976 4234 1130 #

The meeting's agenda will be provided no later than 72 hours before the meeting at <https://planning.lacity.org/about/commission-s-boards-hearings> and/or by contacting the staff contact at the phone number or email listed below. Please note that virtual meeting instructions will be provided on the meeting agenda.

Staff Contact: Stephanie Escobar, Planning Assistant
 200 North Spring Street, Room 763
 Los Angeles, CA, 90012
 Stephanie.escobar@lacity.org
 (213) 978-1492

Applicant: VT 1207, LLC
Representative: Christopher Manasserian,
 Gonzales Law Group, APC

PROPOSED PROJECT:

The proposed project is to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing 898 square-foot restaurant ("Restaurante Tierra Caliente") with hours of operation from 7:00 a.m. to 12:00 a.m. Sunday through Thursday and 7:00 a.m. to 1:30 a.m. Friday through Saturday. The project includes 20 interior seats and ten (10) sidewalk dining seats.

REQUESTED ACTION(S):

1. The Zoning Administrator shall consider an Exemption from CEQA pursuant to CEQA Guidelines Section 15301 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 Section 12.24-W,1, a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant with hours of operation from 7:00 a.m. to 12:00 a.m. Sunday through Thursday and 7:00 a.m. to 1:30 a.m. Friday through Saturday.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

GENERAL INFORMATION

FILE REVIEW - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. **Files are not available for review the day of or day before the hearing.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Decision-makers such as Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written materials may be submitted prior to or during the hearing via email or by U.S. mail to the staff identified on the front of this page. The case number must be written on all communications, plans and exhibits.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing aenized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral 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.