

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.

Hearing: Office of Zoning Administration

Date: Thursday, September 22, 2016

Time: 9:30 a.m.

Place: West Los Angeles Municipal Building
Second Floor Hearing Room
1645 Corinth Avenue

Staff Contact: Juliet Oh
(213) 978-1186
juliet.oh@lacity.org

Case No.: ZA 2012-3354 (CUB)(CU)
(CDP) (SPR)(SPP)(MEL)
CEQA No.: ENV-2012-3355-MND-REC1
Council No.: 11- Bonin
Plan Area: Venice Community Plan
Specific Plan: Venice Coastal Zone
Certified NC: Venice
GPLU: Community Commercial
Zone: C2-1-CA

Applicant: Dan Abrams

Representative: Dana Sayles, ThreeSixty

PROJECT LOCATION: 1011 Electric Avenue and 1021-1051 South Abbot Kinney Boulevard

REQUESTED ACTION: The Zoning Administrator will consider:

1. Pursuant to Los Angeles Municipal Code Section 12.24-W,1, a Conditional Use Permit authorizing: (a) the sale and dispensing of a full line of alcohol beverages for on-site consumption in conjunction with a proposed hotel restaurant having 113 indoor seats and 47 outdoor seats, operating between the hours of 7:00 A.M. to 1:00 A.M., (b) the sale and dispensing of a full line of alcohol beverages for on-site and off-site consumption in conjunction with a market within the hotel, operating between the hours of 7 A.M to 1:00 A.M., (c) a full line of alcohol beverages provided in individual hotel room's liquor cabinets, (d) the sale of a full line of alcohol beverages by hotel guest room services, (e) and the on-site consumption of alcohol in the hotel lobby, outdoor courtyard, hotel lounge areas, and hotel business center;
2. Pursuant to Los Angeles Municipal Code Section 12.24-W,24, a Conditional Use to permit an Apartment Hotel located within 500 feet of a Residential Zone;

3. Pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit authorizing the construction, use, and maintenance of a 63,964 square-foot mixed-use development (70,310 square feet of new and existing development) consisting of: the maintenance of two existing restaurants, the demolition of a 2,442 square-foot restaurant and the construction of a 4,200 square-foot hotel restaurant having 1,896 square-feet of Service Floor Area, the construction of a new Apartment Hotel with four residential units and 80 guest rooms, 2,534 square feet of ground floor retail space comprised of a market with 500 square feet of Service Floor Area and a 1,735 square-foot spa, and 3,371 square feet of office space. The project will construct three (3) new three-story mixed-use buildings, a maximum of 30 feet in height, and one (1) new two-story building, approximately 25 feet in height; all new structures are connected by pedestrian bridges. The project provides a total of 167 parking spaces, at grade and within two subterranean levels and will provide two on-street loading areas on Broadway, limiting the use of the two spaces for loading during the hours of 7:00 A.M. to 6:00 P.M. Monday through Friday and 10:00 A.M. to 4:00 P.M.

The site currently contains 12,560 square feet of existing developments comprised of three restaurants, totaling 7,444 square feet, a 1,572 square-foot private school, 3,544 square feet of office space (of which 1,345 square feet will be retained), 2,963 square feet of existing outdoor landscaped area used as a retail nursery (the Sculpture Garden), and a 60-space surface parking lot. The project proposes the demolition of one 2,442 square-foot restaurant, the existing private school, 2,200 square feet of office space, and the surface parking lot. The project also requires grading and the export of approximately 9,318 cubic yards of dirt.

4. Pursuant to Los Angeles Municipal Code Section 16.05-C,1(b), a Site Plan Review for the construction of a mixed-use project comprised of more than 50 guest rooms;
5. Pursuant to Los Angeles Municipal Code Section 11.5.7, a Project Permit Compliance Review for a project within the Venice Specific Plan;
6. Pursuant to Sections 65590 and 65590.1 of the California Government Code, a Mello Act Compliance review for a project located within the Coastal Zone;
7. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adoption of the Mitigated Negative Declaration, ENV-2012-3355-MND-REC1, for the above-referenced project.

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, South Project Planning, 200 N. Spring Street, Room 720, Los Angeles, CA 90012 (attention: Juliet Oh.

Review Of File: The file, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:30 a.m. to 4:30 p.m., Monday through Friday. Please call (213) 978-1186 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. Other services, such as translation between English and other languages, may also be provided upon request.

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.

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. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

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.