



Address any Communication to:

**WEST LOS ANGELES AREA PLANNING COMMISSION**

200 North Spring Street, Room 532  
Los Angeles, CA 90012  
**(213) 978-1300**

**NOTICE OF PUBLIC HEARING**

✓ INTERESTED PARTIES  
✓ OWNERS AND OCCUPANTS  
✓ 500-FOOT RADIUS

**Concerning Property at:  
811-815 South Ocean Front Walk**

**May 18, 2016**

**Case No.:**

**ZA-2014-3007-CDP-CUB-ZV-SPP-MEL-1A**

**CEQA:** ENV-2014-3008-MND

**Community Plan:** Venice

**Council District No.:** 11 - Bonin

**Hearing Date:** ~~Wednesday, March 16, 2016~~

**Hearing Time:** after 4:30 P.M.

**Hearing Place:** Henry Medina West L.A.

Parking Enforcement Facility  
2<sup>nd</sup> Floor, Roll Call Room  
11214 West Exposition Blvd.  
Los Angeles, CA 90064

The West Los Angeles Planning Commission invites you to attend a hearing regarding the property highlighted above. The law requires that owners and renters near this site be notified of this hearing. If you do not wish to attend the hearing, you may ignore this notice.

**The hearing involves an appeal** of the Zoning Administrator's decision to approve, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2, a Coastal Development Permit authorizing the demolition of nine existing residential dwelling units within three buildings, and the construction use and maintenance of a three-story mixed-use building containing a ground-level restaurant, two dwelling units, and subterranean parking garage, on property located within the dual jurisdiction area of the Coastal Zone; pursuant to LAMC Section 12.24-W, 1, a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverage for on-site consumption in conjunction with a proposed restaurant in the C1-1 Zone; and pursuant to LAMC Section 11.5.7-C, a Project Permit Compliance Review for the construction of a three-story, 35-foot in height, approximately 11,147 square-foot, mixed-use building containing a ground-level 2,691 square-foot restaurant, two upper-floor residential dwelling units, and a subterranean parking level providing a total of 36 on-site parking spaces; all within the Venice Coastal Zone Specific Plan, and; to adopt Mitigated Negative Declaration No. ENV-2014-3008-MND as the environmental clearance for the Project. (A Zone Variance from LAMC Section 12.21-A,5 to allow deviations in the design of parking facilities in conjunction with the provision of 36 on-site parking spaces was dismissed, pursuant to LAMC Section 12.27-B).

**Associate Zoning Administrator: Jonathan Hershey (213) 978-1337**

**APPLICANT:** 811 Ocean Front Walk LLC, 815 Ocean Front Walk LLC, Gary L. Sutter, Vera J. Sutter  
Representative: John Reed, Reed Architectural Group, Inc.

**APPELLANT:** POWER and Bill Przylucki, Robin Rudisill, Mark Kleiman, Gabriel Ruspini, Todd Darling, Lydia Ponce, Sue Kaplan, George Gineris, Laddie Williams

**FOR ADDITIONAL INFORMATION AND INSTRUCTIONS ON SUBMITTING TESTIMONY SEE BELOW**

**AGENDAS** are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible online at <http://planning.lacity.org>

**TESTIMONY:** Written testimony may be submitted prior to the hearing (see Correspondence and Exhibits); however, oral testimony **can only be given at the hearing** and may be limited due to time constraints. Language translators, sign language interpreters, and/or assistive listening devices may be provided if you contact the Planning Commission office at least seven (7) days prior to the hearing date.

**DECISION:** The Commission's decision will be based on the merits of the case and the applicable law. **The Commission can consider the entire action even if only a portion has been appealed.** A report of the Commission's action will be mailed upon request after the hearing. Pursuant to Government Code Section 65009(b)(2), any court challenge of the Commission's action may be limited to those issues considered at the public hearing.

**FILE REVIEW:** The complete and permanent file (including all submissions) is available for public inspection in the Commission office, **Room 532**, 200 N. Spring Street, Los Angeles, between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call in advance to ensure file availability (213-978-1300).

**CORRESPONDENCE AND EXHIBITS**

The Commission members are not City employees. They are citizens who have been appointed by the Mayor. They function in a quasi-judicial capacity and therefore, cannot be contacted before the hearing. Written testimony, for the Commission to consider, may be submitted to the Planning Commission Office using the following guidelines:

1. Materials for Commission consideration should be received **ten (10) days** prior to the hearing date.
2. Please provide an **original** plus **twelve (12) copies** of all correspondence or exhibits. Correspondence should be presented on letter size (8 1/2 " x 11") or legal size (8 1/2 " x 14") paper. All oversized exhibits (photos, plans, artists' renderings) must fold to fit into a legal sized folder.
3. It is important that the case number is written on all communications and exhibits.
4. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibit used as part of your testimony to the Planning Commission.
5. Untimely submissions will not be considered by the Commission, but will be added to the permanent file.

**As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request at least seven (7) days prior to the meeting by calling the City Planning Commission Office at (213) 978-1300.**