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.

Date: **Monday, December 5, 2016**
Time: 11:30 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.: **DIR-2015-2998-CDP-SPP-MEL**
CEQA No.: **ENV-2015-2996-CE**
Incidental Cases: None
Related Cases: None
Council No.: 11- Bonin
Plan Area: Venice
Specific Plan: Venice Coastal Zone; Los Angeles Coastal Transportation Corridor
Certified NC: Venice Neighborhood Council
GPLU: Community Commercial
Zone: C2-1-O-CA

Applicant: David H. Paris, Paris West Companies
Representative: John G. Reed AIA, Reed Architectural Group, Inc.

PROJECT LOCATION: 1519, 1521, and 1525 S. Abbot Kinney Boulevard, legally described as: Venice of America, Block 23, Lots 20 and 21.

PROPOSED PROJECT: The construction of a three-story, 35-foot-tall, 9,254 square-foot, mixed-use development consisting of two artist-in-residence units, 2,133 square feet of groundfloor retail use, and a 1,405 square-foot groundfloor restaurant comprised of 473 square feet of Service Floor Area on two lots currently developed with a surface parking lot; the project includes grading and excavation for two subterranean parking levels providing 42 parking spaces.

REQUESTED ACTION:

1. Pursuant to Section 12.20.2 of the Municipal Code, a **Coastal Development Permit** for the construction of a three-story, 35-foot-tall, 9,254 square-foot, mixed-use development consisting of two artist-in-residence units, 2,133 square feet of groundfloor retail use, and a 1,405 square-foot groundfloor restaurant

comprised of 473 square feet of Service Floor Area on two lots currently developed with a surface parking lot; the project includes grading and excavation for two subterranean parking levels providing 42 parking spaces, within the single-permit jurisdiction of the California Coastal Zone.

2. Pursuant to Section 11.5.7 of the Municipal Code, a **Project Permit Compliance Review** for a project within the Venice Coastal Zone Specific Plan.

3. Pursuant to Government Code Sections 65590 and 65590.1 a **Mello Act Compliance Review** for the new construction of two new Residential Units in the Coastal Zone.

4. Pursuant to Section 21804 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.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. 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 c/o Juliet Oh (200 N. Spring Street, MS# 395).

REVIEW OF FILE: DIR-2015-2998-CDP-SPP-MEL, including the application and the environmental assessment is available for public inspection at the Department of City Planning, City Hall - Room 721, 200 North Spring Street, Los Angeles CA 90012 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Friday. Please call the Staff Contact indicated at the top of this notice several days in advance to assure that the file will be available. The files are not available for review on 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 auxiliaries 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 or 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.*