



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 and/or Deputy Advisory Agency 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 attendance at the hearing is optional.**

Project Site: 825 South Hampton Drive

Case Nos.: DIR-2017-3765-CDP-SPP-MEL
ZA-2017-4360-CUB
VTT-77196
CEQA No.: ENV-2017-3767-CE
Hearing Held By: Deputy Advisory Agency & West/Coastal
Project Planning Hearing Officer
Date: December 12, 2018
Time 11:10 am
Place: Los Angeles City Hall
200 N. Spring St. Room 1070 (Main City Hall)
Los Angeles, CA 90012
(Please use the 201 N. Main Street entrance)
Staff Contact: Ira Brown, City Planning Associate
Los Angeles City Hall, Room 720
200 N. Spring St. Los Angeles, CA 90012
ira.brown@lacity.org
(213) 978-1453

Council No: 11 - Bonin
Plan Area: Venice
Zone: C2-1
Plan Overlay Venice Coastal Zone Specific
Plan – North Venice Subarea
Land Use Community Commercial
Applicant 825 Hampton, LLC
Representative Elisa Paster
Glaser & Weil

PROPOSED PROJECT:

The demolition of five, one-story, commercial buildings and the construction, use and maintenance of eight residential condominium units and eight commercial condominium units resulting in a new three-story, 24,088 square foot mixed-use development consisting of eight artist-in-resident units and 8,508 square foot of ground floor commercial comprised of 4,955 square feet of retail use and 3,553 square feet restaurant with 1,300 square feet of Service Area and 60 seats requesting on-site sale of a full line of alcohol beverages, and three levels of subterranean parking providing 76 parking spaces.

REQUESTED ACTION(S):

The Advisory Agency shall consider:

1. An Exemption from CEQA pursuant to CEQA Guidelines Section 15332, and that there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to CEQA Guidelines Section 15300.2, applies;
2. Pursuant to LAMC Sections 17.03 and 17.15, a Vesting Tentative Tract Map for the merger and subdivision resulting in eight residential condominium units and eight commercial condominium units;

The Director of Planning shall consider:

3. Pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit for the above referenced Project located within the single permit jurisdiction of the California Coastal Zone;
4. Pursuant to Los Angeles Municipal Code Section 11.5.7, a Project Permit Compliance Review for a project within the Venice Coastal Zone Specific Plan;

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5. Pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for the construction of eight Residential Units in the Coastal Zone;
- The Zoning Administrator shall consider:
6. Pursuant to LAMC 12.24-W.1, a Conditional Use Permit for the sale and dispensing of a full-line of alcoholic beverages for on-site consumption within a 3,553 square foot restaurant; comprised of 56 indoor seats and 4 outdoor seats.

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

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

DIVISION OF LAND (DOL) – Please note that the staff report will be available on-line five (5) days prior to the public hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings", the specific "Area Planning Commission" where the project is located and "Agendas". Staff Reports are hyperlinked to the case numbers on the hearing agenda.

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 the hearing via email, in person or by U.S. mail to the staff identified on the front of this page or to the decision-maker or hearing officer at the public hearing. **An original plus three (3) copies must be submitted prior to, or at the hearing. To the extent possible, please also submit all materials electronically (flash drive, CD or via email).** Materials must be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). 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. The hearing facility and its parking are wheelchair accessible. 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.