



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

CORRECTED NOTICE

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 attendance at the hearing is optional.**

Project Site: 78 East Market Street / 1501 South Pacific Avenue

Case Nos.: DIR-2018-4410-CDP-SPP
ZA-2018-3595-CU-CUB-ZV
CEQA No.: ENV-2018-3594-CE

Hearing Held By: Office of Zoning Administration

Date: May 2, 2019

Time: 10:00 a.m.

Place: West Los Angeles Municipal Building
Second Floor Hearing Room
1645 Corinth Avenue
Los Angeles, CA 90025

Staff Contact: Jeff Khau, City Planning Associate
200 North Spring Street, Room 720
Los Angeles, CA 90012
jeff.khau@lacity.org
(213) 978-1346

Council No.: 11 - Bonin

Related Cases: ZA-2014-4913-CDP-SPP

Plan Area: Venice

Specific Plan: Venice Coastal Zone – North Venice

Zone: CM-1

Land Use: Limited Manufacturing

Applicant: Ralph Ziman
78 Market Street LLC

Representative: Laurette Healey & Marcia Davalos
City Land Use, Inc.

PROPOSED PROJECT:

A change of use of 2,179 square feet of medical office to restaurant, in conjunction with a 1,531 square-foot second-story addition. The project proposes a total of 1,605 square feet of Service Area, consisting of 585 square feet at the ground level interior, 257 square feet at the ground level patio, 385 square feet at the second level interior, and 378 square feet at the second level patio. The resulting 3,515 square-foot restaurant proposes 73 seats and a full line of alcoholic beverages for onsite consumption, with hours of operation from 8:00 a.m. to 1:00 a.m. daily. A total of 20 vehicle parking spaces are required; the restaurant shall maintain 14 vehicle parking spaces (5 onsite, 9 offsite) and replace 6 vehicle parking spaces with 24 bicycle parking stalls.

REQUESTED ACTION(S):

1. The Director of Planning and 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 Section 15300.2 applies.
2. Pursuant to Los Angeles Municipal Code Section 12.27, a Zone Variance from Section 12.26-E.5, granting 9 off-site parking spaces by lease in lieu of a recorded agreement (covenant).
3. Pursuant to Los Angeles Municipal Code Section 12.24-W.1, a Conditional Use to allow the sale of alcohol (full line) for onsite consumption for a 3,515 square-foot restaurant (2,786 interior, 729 exterior) with 73 seats (52 interior, 21 exterior/patio), with operating hours from 8:00 a.m. to 1:00 a.m. daily.

4. Pursuant to Los Angeles Municipal Code Section 12.24-W.27, a Conditional Use to allow hours of operation from 8:00 am to 1:00 a.m. daily, tandem parking, and relief from a 5-foot landscape buffer, for a Commercial Corner Development/Mini-Shopping Center project.
5. Pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit for an addition to and change of use of an existing medical office to a restaurant use, located within the single permit jurisdiction of the California Coastal Zone.
6. Pursuant to Los Angeles Municipal Code Section 11.5.7, a Project Permit Compliance Review for the subject Project located within the Venice Coastal Zone Specific Plan area.

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.**

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 agenzized 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.