



NOTICE OF PUBLIC HEARING AND AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT

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 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: 1011 Electric Avenue, 1021-1033 and 1047-1051 South Abbot Kinney Boulevard

Case No.	ZA-2012-3354-CUB-CU-CDP-MEL-WDI-SPP-SPR	Council District:	11 – Bonin
CEQA No.	ENV-2016-4321-EIR (SCH No. 2016061033)	Related Case(s):	N/A
Hearing Held By:	Office of Zoning Administration	Plan Area:	Venice
Date:	August 1, 2019	Zone:	C2-1-CA
Time:	10:00 A.M.	Specific Plan:	Venice Coastal Zone – North Venice Subarea
Place:	West Los Angeles Municipal Building Second Floor Hearing Room 1645 South Corinth Avenue Los Angeles, CA 90025	Land Use:	Community Commercial
Staff Contact:	Juliet Oh, City Planner 200 North Spring Street, RM 721 Los Angeles, CA 90012 juliet.oh@lacity.org (213) 978-1186	Applicant:	Dan Abrams and Steve Edwards Wynkoop Properties, LLC
		Representative:	Dana Sayles Three6ixty

PROPOSED PROJECT:

The site currently contains 12,560 square feet of existing development 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 1,344 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; and the construction, use, and maintenance of a 70,310 square-foot, mixed-use development (includes existing and new floor area). The mixed-used development is comprised of two existing restaurants and a new 3,810 square-foot hotel restaurant having 2,514 square-feet of Service Floor area, a new Apartment Hotel with four dwelling units and 78 guest rooms, 2,935 square feet of ground floor retail space including a market with 170 square feet of Service Floor area, a 1,735 square-foot spa, and 2,027 square feet of office use. The project will construct three (3) new three-story mixed-use buildings, each with 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 175 parking spaces, at grade and within three subterranean levels and will provide an on-street loading area on Broadway, limiting the use of the space 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. on Saturday; a loading zone is also provided onsite. The project also requires excavation, grading, and approval of a haul route for the export of approximately 24,591.65 cubic yards of dirt.

REQUESTED ACTION(S):

1. The Zoning Administrator shall consider the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR, No. ENV-2016-4321-EIR (SCH No. 2016061033) dated, January 10, 2019, and the Final EIR, dated July 3, 2019 (Venice Place Project EIR), as well as the whole of the administrative record.
2. 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 195 indoor seats and 65 outdoor seats, operating 24 hours and serving alcohol 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 7:00 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.
3. Pursuant to Los Angeles Municipal Code Section 12.24-W,24, a Conditional Use Permit to allow an Apartment Hotel located within 500 feet of a Residential Zone.
4. Pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit for the Proposed Project in the Single Permit Jurisdiction of the California Coastal Zone.
5. 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.
6. Pursuant to Los Angeles Municipal Code Section 11.5.7, a Project Permit Compliance Review for a project within the North Venice Subarea of the Venice Coastal Zone Specific Plan.
7. 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.
8. Pursuant to Los Angeles Municipal Code Section 12.37-I,3, a Waiver of Dedication and/or Improvements to provide a 4.5-foot dedication on Electric Avenue in lieu of the 7.5 feet otherwise required and to provide a 2-foot dedication on Westminster Avenue in lieu of the 5 feet otherwise required.

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

GENERAL INFORMATION

FILE REVIEW - The complete file including the Final Environmental Impact Report (FEIR) or the documents referenced in the EIR are 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.** Copies of the FEIR are also available at the following Library Branches:

- Los Angeles Central Library, 630 West 5th Street, Los Angeles, CA 90071
- Venice-Abbot Kinney Memorial Branch, 501 Venice Boulevard, Venice, CA 90291
- Mar Vista Branch, 12006 Venice Boulevard, Los Angeles, CA 90066

EIR CERTIFICATION: An Environmental Impact Report (EIR) has been prepared for this project, as described above, to assess potential environmental impacts. The EIR for the Proposed Project is comprised of the Draft EIR and the Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), for a 45-day public review period from January 10, 2019 to February 25, 2019. The Final EIR responds to the comments and includes text revisions to the Draft EIR in response to input received on the Draft EIR. Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be provided to the Zoning Administrator. The EIR will be submitted to the Zoning Administrator for requested certification and action on the Project.

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 not limited as to volume 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.