

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an Appeal filed for a Special Plan Exception, Project Compliance Review, Coastal Development Permit, Conditional Use Beverage Permit, and Zone Variance, for the properties located at 205, 207, 209, and 213 Ocean Front Walk.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines, Sections 15301 and 15303, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. ADOPT the FINDINGS of the West Los Angeles Area Planning Commission (WLAAPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Margaret Molloy, and THEREBY SUSTAIN the determination of the WLAAPC in approving a Specific Plan Exception to provide three vehicle parking spaces and 40 bicycle parking spaces in lieu of the parking otherwise required by Section 13 of the Specific Plan, pursuant to Section 11.5.7 F of the Los Angeles Municipal Code (LAMC); a Project Permit Compliance Review for the proposed project, located within the North Venice Subarea of the Venice Coastal Zone Specific Plan, pursuant to LAMC Section 11.5.7 C; a Coastal Development Permit for a Development within the Dual Permit Jurisdiction of the California Coastal Zone, pursuant to LAMC Section 12.20.2; a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption for a 5,998 square foot restaurant, pursuant to LAMC Section 12.24 W.1; and, denying a Zone Variance, pursuant to LAMC Section 12.27, requesting relief from providing a loading zone required for commercial structures abutting an alley by LAMC Section 12.21 C.6; for the expansion of an existing 3,288 square-foot restaurant to include the addition of a 918 square-foot storage area, and a two-story 1,792 square-foot addition comprised of 930 square feet of new Service Floor area, an outdoor recreation area, bar, office, and storage area; the project will maintain 16 parking spaces for the existing restaurant and will provide three new vehicle parking spaces and 40 bicycle parking spaces onsite for the proposed addition; for the properties located at 205, 207, 209, and 213 Ocean Front Walk, subject to Conditions of Approval.

Applicant: North Venice Boardwalk LLC

Representative: City Land Use Inc.

Case No. APCW-2020-1521-SPE-SPP-CDP-CUB-ZV-1A

Environmental No. ENV-2020-1522-CE

Fiscal Impact Statement: The WLAAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: Yes.

Against (Project):

Empowerment Congress North Area Neighborhood Development Council

Summary:

At a regular meeting held on August 3, 2021, the PLUM Committee considered a report from the WLAAPC and an appeal filed for a Special Plan Exception, Project Compliance Review, Coastal Development Permit, Conditional Use Beverage Permit, and a Zone Variance, for the properties located at 205, 207, 209, and 213 Ocean Front Walk. DCP staff provided an overview of the matter. A Representative of Council District 11 provided comments in support of the project. After an opportunity for public comment, and presentation from the Appellant, the Committee recommended to deny the appeal and sustain the determination of the WLAAPC in approving a Categorical Exemption, Special Plan Exception, Project Compliance Review, Coastal Development Permit, Conditional Use Beverage Permit; and, denying a Zone Variance, for the properties located at 205, 207, 209, and 213 Ocean Front Walk. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
CEDILLO:	YES
BLUMENFIELD:	YES
RIDLEY-THOMAS:	YES
LEE:	YES

AXB  
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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**