

**PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE**

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
ENV-2013-3377-MND-REC1	ENV-2013-3376-MND-REC1	11-Bonin
PROJECT ADDRESS:		
320 E. Sunset Boulevard		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Fran Camaj (Applicant)		
Stephen Vitalich (Representative) Stephen Vitalich Architects 1301 Abbot Kinney Boulevard Venice, CA 90291	310-474-1616	steve@svarchitects.net
<input type="checkbox"/> New/Changed		
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Ilana Morosi Concerned Neighbors of 320 Street 615 Sunset Avenue Venice, CA 90291	310-801-1022	ilanam18@yahoo.com
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Hadar Plafkin	213-978-1202	hadar.plafkin@lacity.org
APPROVED PROJECT DESCRIPTION:		
<p>Mitigated Negative Declaration (MND) and related California Environmental Quality Act (CEQA) findings, West Los Angeles Area Planning Commission (WLAAPC) reports and appeal filed Ilana Marosi on behalf of the Concerned Neighbors of 320 Sunset under California Public Resources Code Section 21151(c) of CEQA, from the determinations of the WLAAPC in adopting the Mitigated Negative Declaration (ENV-2013-3377-MND-REC1) for the project located in the Venice Plan area in approving with conditions a Coastal Development Permit authorizing a change of use of a tenant space from a 4,116 net square-foot bakery with 559 net square feet of retail floor area to a 4,675 square-foot sit-down restaurant with a maximum Service Floor Area of 717 square feet and 559 square feet of retail space located in the single permit jurisdiction area of the Coastal Zone; a Conditional Use authorizing the sale and dispensing of a full line of alcoholic beverages for onsite consumption in a proposed restaurant in the M1-1-O Zone, and; a Specific Plan Project Permit Compliance to allow the change of use from bakery and retail use to a sit-down restaurant and retail use with an approved Service Floor Area not to exceed 717 square feet (contained within the restaurant's interior and the new outdoor dining area).</p>		

COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)

1. Denied the appeals in-part and granted the appeals in-part to modify the Conditions of Approval.
2. Approved a Coastal Development Permit authorizing a change of use of a tenant space from a bakery with retail floor area to a sit-down restaurant with retail space located in the single permit jurisdiction area of the Coastal Zone.
3. Approved a Conditional Use authorizing the sale and dispensing of a full line of alcoholic beverages for onsite consumption in a proposed restaurant in the M1-1-O Zone,
4. Approved Specific Plan Project Permit Compliance to allow the change of use from bakery and retail use to a sit-down restaurant and retail use (contained within the restaurant's interior and the new outdoor dining area).
5. Adopted the modified Conditions of Approval.
6. Adopted the amended Findings.
7. Adopted Mitigated Negative Declaration No. ENV-2013-3377-MND-REC1.

ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:

Environmental/CEQA appeal

FINAL ENTITLEMENTS NOT ADVANCING:

Coastal Development Permit, Conditional Use Permit, Specific Plan Project Permit

ITEMS APPEALED:

Environmental/CEQA

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input checked="" type="checkbox"/> Mitigated Negative Declaration	<input type="checkbox"/>
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/>
<input type="checkbox"/> Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program	<input type="checkbox"/>
<input type="checkbox"/> Zone Change Map	<input type="checkbox"/>	<input type="checkbox"/> Other _____	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>		
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>		
<input type="checkbox"/> Exhibit A - Site Plan	<input type="checkbox"/>		
<input type="checkbox"/> Mailing List	<input type="checkbox"/>		
<input type="checkbox"/> Land Use	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Other _____	<input type="checkbox"/>		

NOTES / INSTRUCTION(S):

None

FISCAL IMPACT STATEMENT:

Yes

No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission

- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:

March 2, 2016

COMMISSION VOTE:

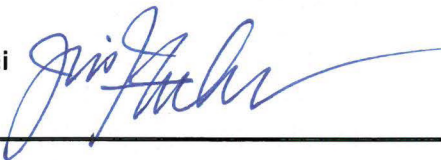
5-0

LAST DAY TO APPEAL:

APPEALED:

TRANSMITTED BY:

Iris F. Awakuni



TRANSMITTAL DATE:

April 13, 2016