

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

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
APCW-2015-4392-ZC-CDP	ENV-2015-4393-CE	11- Bonin
PROJECT ADDRESS:		
39 - 45 ½ North Venice Boulevard		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
Peter Goulds, North Venice Boulevard Gallery Partnership <input type="checkbox"/> New/Changed	310-822-4955	peter@lalouver.com
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
John Parker Pacific Crest Consultants	805-388-3355	jparker@pccla.com
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
Thomas B. McCullough, Jr.	310-306-2520	tbmlaw@aol.com
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
same		
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Jason Chan	213-978-1310	jason.chan@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
A Zone Change (ZC) to amend Ordinance No. No. 164,235 by modifying certain existing [Q] Conditions(s), a Coastal Development Permit to permit the abovementioned change of use within a dual-jurisdiction area of the Coastal Zone, and an Exemption from CEQA pursuant to CEQA Guidelines, Section 5, Category 23.		

FINAL ENTITLEMENTS NOT ADVANCING:

N/A

ITEMS APPEALED:

CDP (Coastal Development Permit)

ATTACHMENTS:

REVISED:

ENVIRONMENTAL CLEARANCE:

REVISED:

- Letter of Determination
- Findings of Fact
- Staff Recommendation Report
- Conditions of Approval
- Ordinance
- Zone Change Map
- GPA Resolution
- Land Use Map
- Exhibit A - Site Plan
- Mailing List
- Land Use
- Other _____

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- Categorical Exemption
- Negative Declaration
- Mitigated Negative Declaration
- Environmental Impact Report
- Mitigation Monitoring Program
- Other _____

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NOTES / INSTRUCTION(S):

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:	COMMISSION VOTE:
July 5, 2017	3-1
LAST DAY TO APPEAL:	APPEALED:
September 7, 2017	September 7, 2017
TRANSMITTED BY:	TRANSMITTAL DATE:
Cecilia Lamas	September 11, 2017



WEST LOS ANGELES AREA PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

Mailing Date: AUG 18 2017

Case No.: APCW-2015-4392-ZC-CDP
CEQA: ENV-2015-4393-CE
Plan Area: Venice

Council District: 11 - Bonnin

Project Site: 39 - 45 ½ North Venice Boulevard

Applicant: Peter Goulds, North Venice Boulevard Gallery Partnership

At its meeting of **July 5, 2017**, the West Los Angeles Area Planning Commission took the actions below in conjunction with the approval of the project below:

The change of use from "art gallery and associated uses" to "art gallery and associated uses, or office, business, or professional uses" and to modify "Q" Conditions to remove the 6:00 p.m. closing hours for staff.

1. **Determined** based on the whole of the administrative record, that the Project is exempt from CEQA Pursuant to City CEQA Guidelines, Section 5, Category 23, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.;
2. **Recommended** that the City Council **approve** pursuant to Los Angeles Municipal Code (LAMC) Section 12.32, a Zone Change to amend Ordinance No. 164,235 by modifying [Q] Condition No. 1 to allow a change of use and delete a portion of Condition No. 8 regarding operating hours for the property located at 45 North Venice Boulevard;
3. **Approved** Pursuant to LAMC Section 12.20.2, a Coastal Development Permit for the project within the dual-permit jurisdiction area of the Coastal Zone;
4. **Adopted** the attached Conditions of Approval as modified by the Commission; and
5. **Adopted** the attached Findings.

This action was taken by the following vote:

Moved: Newhouse
Seconded: Merritt
Ayes: Halper
Nays: Marguiles

Vote: 3 - 1



Cecilia Lamas
Commission Executive Assistant

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the West Los Angeles Area Planning Commission is final and not appealable as it relates to the Zone Change. The decision of the Commission regarding the Coastal Development Permit is appealable to the Los Angeles City Council within 20 days of the mailing date of this decision letter. Any appeal not filed within the 20 day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Public Counters at 201 N. Figueroa Street, Fourth Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Suite 251, Van Nuys.

FINAL APPEAL DATE: SEP 07 2017

This Coastal Development Permit shall be subject to revocation as provided in Section 12.20.2 J of the Los Angeles Municipal Code.

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.

Attachments: Modified Conditions of Approval, Q Conditions, Findings

c: Jason Chan, City Planner