

CATEGORICAL EXEMPTION (CE), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Zone Change and appeal for the property located at 39-45 1/2 North Venice Boulevard.

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 Environment Quality Act (CEQA) pursuant to CEQA Guidelines 15323, Section One, Class 23, and Class 15303, and there is no substantial evidence demonstrating that an exception to a CE 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 the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, dated July 5, 2017, effectuating a Zone Change to amend Ordinance No. 164235 by modifying [Q] Condition No. One to allow a change of use and delete a portion of Condition No. Eight regarding operating hours for the property located at 45 North Venice Boulevard, subject to Conditions of Approval.
4. RESOLVE TO DENY THE APPEAL filed by Thomas B. McCullough, Jr., Carina Christmas, Shannon Cooper, Natanel Edelson, David Ewing, Michael Maker, Jason Moore, James Robb, and Andy Rovins, and THEREBY SUSTAIN the decision of the WLAAPC relative to a Coastal Development Permit for the project within the dual-permit jurisdiction area of the Coastal Zone, for 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, for the property located at 39-45 1/2 North Venice Boulevard, subject to Conditions of Approval.
5. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

...the Council may decide to impose a permanent Q Qualified classification... identified on the Zoning Map by the symbol Q in brackets... There shall be no time limit on removal of the brackets around the [Q] Qualified designation nor on removal of the T Tentative designation. After the conditions of the permanent [Q] Qualified classification have been fulfilled, the brackets surrounding the Q symbol shall be removed.
6. ADVISE the applicant that, pursuant to State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

7. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: Peter Goulds, North Venice Boulevard Gallery Partnership

Case No. APCW-2015-4392-ZC-CDP

CEQA No. ENV-2015-4393-CE

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

Community Impact Statement: None submitted.

TIME LIMIT FILE - NOVEMBER 21, 2017

(LAST DAY FOR COUNCIL ACTION - NOVEMBER 21, 2017)

Summary:

At a regular meeting held on November 7, 2017, the PLUM Committee considered an appeal and draft Ordinance for a Zone Change for the property located at 39-45 1/2 North Venice Boulevard. The Department of City Planning provided background information on the Zone Change and appeal. The Appellant, representative for the Applicant, and Property Owner provided additional comments in support of and opposing the appeal. A representative for Council District 11 provided comments in support of denying the appeal. After an opportunity for public comment, the Committee recommended to deny the appeal and approve the Zone Change Ordinance for the project. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	ABSENT
HARRIS-DAWSON	ABSENT
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-