

MITIGATED NEGATIVE DECLARATION, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to Tentative Tract Map and Coastal Development Permit appeals for the property located at 1656 South Abbot Kinney Boulevard (583 East Venice Boulevard).

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

1. FIND, pursuant to California Environmental Quality Act Guidelines Section 15041(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration (MND), No. ENV-2015-2716-MND, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; FIND the MND reflects the independent judgement and analysis of the City; FIND the mitigation measures have been made enforceable conditions on the project; and ADOPT the MND, Mitigation Measures, and the Mitigation Monitoring Program prepared for the MND.
2. ADOPT the FINDINGS of the PLUM Committee, as the Findings of Council.
3. RESOLVE TO GRANT IN PART / DENY IN PART the appeal filed by Chris Parker on behalf of Venice Investors, LLC (Representative: Chris Parker, Pacific Crest Consultants), and THEREBY SUSTAIN the determination of the Director of Planning in APPROVING a Tentative Tract Map for the Reversion to Acreage of 5,133 square feet along Abbot Kinney Boulevard and Venice Boulevard, located in the single permit jurisdiction area of the Coastal Zone in the Venice Coastal Zone Specific Plan, for the property at 1656 South Abbot Kinney Boulevard (583 East Venice Boulevard), subject to Conditions of Approval as modified by the PLUM Committee and attached to Council file No. 18-0108.
4. RESOLVE TO GRANT IN PART / DENY IN PART the appeal filed by Chris Parker on behalf of Venice Investors, LLC (Representative: Chris Parker, Pacific Crest Consultants), and THEREBY SUSTAIN the determination of the Director of Planning in APPROVING a Coastal Development Permit for the Reversion to Acreage of 5,133 square feet along Abbot Kinney Boulevard and Venice Boulevard, located in the single permit jurisdiction area of the Coastal Zone in the Venice Coastal Zone Specific Plan, for the property at 1656 South Abbot Kinney Boulevard (583 East Venice Boulevard), subject to Conditions of Approval as modified by the PLUM Committee and attached to Council file No. 18-0108-S1.

Applicant: Martin Meeks, Venice Investors, LLC

Representative: Chris Parker, Pacific Crest Consultants

Case Nos. TT-72841-REV-2A; DIR-2015-2823-CDP-2A

Environmental No. ENV-2015-2716-MND

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 - MARCH 8, 2019

(LAST DAY FOR COUNCIL ACTION - MARCH 8, 2019)

Summary:

At a regular meeting held on March 5, 2019 (continued from 3/20/18, 4/17/18, 5/01/18, 6/05/18, 8/14/18, 10/16/18, 10/30/18, 11/27/18, 12/11/18, 1/15/19 and 2/26/19), the PLUM Committee considered Tentative Tract Map and Coastal Development Permit appeals for the property at 1656 South Abbot Kinney Boulevard (583 East Venice Boulevard). After presentations by staff from the Department of City Planning, Council District 11, the Applicant/Appellant, and an opportunity for public comment, the Committee recommended to grant in part and deny in part the appeals and sustain the decisions of the Director of Planning as modified by the PLUM Committee. 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
BLUMENFIELD	YES
PRICE	YES
CEDILLO	ABSENT
SMITH	YES

RM

-NOT OFFICIAL UNTIL COUNCIL ACTS-