

MOTION

On Wednesday, July 15, 2020, the West Los Angeles Area Planning Commission (WLA APC) considered an appeal of Case No. ZA-2012-3354-CUB-CU-CDP-MEL-WDI-SPP-SPR-1A including a Conditional Use Beverage, Conditional Use Permit, Coastal Development Permit, Environmental Impact Report, Mello Act Determination, Waiver of Dedication and/or Improvement, Specific Plan Project Compliance, and Site Plan Review for a project located at 1011 Electric Avenue and 1021-1051 S. Abbot Kinney Boulevard in Venice.

The project would authorize the demolition of a 2,442 square-foot restaurant, three-single-family dwellings (private school), a 2,200 square-foot office, and a surface parking lot, and the construction of a 70,310 square-foot, three-story, mixed-use development comprised of an apartment hotel having 78 guest rooms and 4 dwelling units, a 3,810 square-foot hotel restaurant having 2,514 square-feet of Service Floor area, 2,935 square feet of ground floor retail space including a market with 170 square feet of Service Floor area, a 1,735 square-foot spa, and 2,027 square feet of office use; a total of 175 parking spaces are provided at grade and within three subterranean levels, an on-street loading area on Broadway, limiting the use of the space for loading during the hours of 7:00 AM. to 6:00 P.M. Monday through Friday and 10:00 AM. to 4:00 P.M. on Saturday; the project also requires excavation, grading, and approval of a haul route for the export of approximately 24,591.65 cubic yards of dirt, located within the single permit jurisdiction area of the California Coastal Zone.

On August 7, 2020, WLA APC mailed the determination letter to partially grant/deny the appeal, however this is an unprecedented project in North Venice that may pose significant impacts on the community. This project raises substantial concerns related to traffic and pedestrian safety, historic-cultural preservation, affordable housing, neighborhood compatibility in a coastal zone, and potential precedent for the Venice Specific Plan; thus requiring further public engagement.

I THEREFORE MOVE that, pursuant to Charter Section 245, the City Council take the necessary steps to assert jurisdiction over the action of the West Los Angeles Area Planning Commission on Case No. ZA-2012-3354-CUB-CU-CDP-MEL-WDI-SPP-SPR-1A, as outlined in the APC's August 7, 2020, letter of determination.

I FURTHER MOVE that upon assertion of jurisdiction by the City Council, that this matter be referred to the Planning and Land Use Management Committee.

PRESENTED BY _____

MIKE BONIN (verbal)
Councilmember, 11th District

SECONDED BY _____

BOB BLUMENFIELD (verbal)
Councilmember, 3rd District