

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal filed for a Coastal Development Permit, Mello Act Compliance Review, Project Permit Compliance Review, and a Conditional Use Permit, for the properties located at 811 and 815 South Ocean Front Walk.

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 Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Sections 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by People Organized for Westside Renewal (POWER), Citizens Preserving Venice, Lydia Ponce, and Margaret Molloy (c/o Robin Rudisill, Citizens Preserving Venice Treasurer and POWER member), and THEREBY SUSTAIN the determination of the LACPC in approving: a) a Coastal Development Permit for the proposed project in the dual permit jurisdiction of the California Coastal Zone, pursuant to Section 12.20.2 of the Los Angeles Municipal Code (LAMC); b) a Mello Act Compliance Review for the demolition of nine Residential Units and the construction of nine Residential Units in the Coastal Zone, pursuant to Sections 65590 and 65590.1 of the California Government Code and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures; c) a Project Permit Compliance Review for a project within the North Venice Subarea of the Venice Coastal Zone Specific Plan, pursuant to LAMC Section 11.5.1; and, d) a Conditional Use Permit for the sale and dispensing of a full-line of alcoholic beverages for on-site consumption within a 1,568 square-foot restaurant having 574 square feet of Service Floor area with 50 seats, pursuant to LAMC Section 12.24 W.1; for the demolition of nine existing residential dwelling units within three buildings, and the construction, use and maintenance of a three-story, 13,412 square foot mixed use building with nine dwelling units, setting aside one dwelling unit for Low Income Households, and a 1,568 square foot ground floor restaurant providing 574 square feet of Service Floor area and 50 seats requesting on-site sale of a full line of alcohol beverages, and 30 parking spaces on the ground floor and one subterranean level; for the properties located at 811 and 815 South Ocean Front Walk, subject to Conditions of Approval.

Applicant: Vera J. Sutter and Gary L. Sutter, MD, 811 Ocean Front Walk, LLC and 815 Ocean Front Walk, LLC

Representative: John G. Reed, Reed Architectural Group, Inc.

Case No. CPC-2019-2282-CDP-MEL-SPP-DB-CUB-1A

Environmental No. ENV-2019-2284-CE

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

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on August 3, 2021, the PLUM Committee considered a report from the LACPC and an appeal filed for a Coastal Development Permit, Mello Act Compliance Review, Project Permit Compliance Review, and a Conditional Use Permit, for the properties located at 811 and 815 South Ocean Front Walk. DCP staff provided an overview of the matter. A Representative of Council District 11 provided comments regarding land use plans and policies in the project area. After an opportunity for public comment, and presentations from the Appellants and Applicant's Representative, the Committee recommended to deny the appeal and sustain the determination of the LACPC in approving the Coastal Development Permit, Mello Act Compliance Review, Project Permit Compliance Review, and a Conditional Use Permit for the properties located at 811 and 815 South Ocean Front Walk. 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
CEDILLO:	YES
BLUMENFIELD:	YES
RIDLEY-THOMAS:	YES
LEE:	ABSENT

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