



CITY PLANNING DEPARTMENT
Community Planning Bureau
NOTICE OF PUBLIC HEARING
TO PROPERTY OWNERS AND OCCUPANTS WITHIN A 500 FOOT RADIUS

**CASE NO.'s APCW-2008-4349-SPE-CUB-CU-ZV-CDP-SPP-MEL
and ENV-2008-4350-MND**

**PLAN AREA: VENICE
COUNCIL DISTRICT: 11**

This notice is to being sent to you because you own property or reside near a site for which an action, as described below, has been initiated with the City Planning Department. All interested persons are invited to attend the public hearing at which you may listen, speak, or submit written information relating to the environmental determination and to the proposed project.

PLACE: West Los Angeles Municipal Building
Second Floor Hearing Room
1645 Corinth Avenue (west of the 405 Freeway)
Los Angeles, CA 90025

TIME: MONDAY, JULY 27, 2009, AT 10:00 A.M.

APPLICANT: Ted Shelton & Associates, LLC

PROPERTY INVOLVED: 305 and 309 S. Ocean Front Walk

STAFF CONTACT: Kevin Jones at (213) 978-1172; or at Kevin.Jones@lacity.org

PROPOSED PROJECT: Demolition of existing structures and improvements and the **construction of a three-story approximately 21,950 square foot, hotel with 30 guest rooms. The proposed hotel would have a 1,877 square foot restaurant (including an outdoor dining area) serving full line of alcoholic beverages. The project will provide 45 parking spaces in a one level subterranean parking garage utilizing mechanized auto lifts.** The proposed project is located on an 8,202 square foot site classified in the C1-1 Zone and also located with the boundaries of the North Venice Subarea of the Venice Coastal Zone Specific Plan.

REQUEST: 1. Pursuant to Section 11.5.7 of the Municipal Code, **Exceptions** from the Venice Coastal Zone Specific Plan (Ordinance No. 175,693) as follows:

- a. From Section 10.F.2.b to permit one guest room per 297 square feet of lot area in lieu of one guest room per 500 square feet as is otherwise permitted.

- b. From Section 11.B.e. to permit a building with a Floor Area Ratio (FAR) of 2.48:1 in lieu of the maximum 1.5:1 FAR otherwise permitted.
2. Pursuant to Section 12.24 W.24 a **Conditional** Use to permit a Hotel in a C1-1 (Commercial) Zone which is located within 500 feet of an A (Agricultural) or R (Residential) Zone.
3. Pursuant to Section 12.24 W .1 the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a restaurant having indoor and outdoor seating and as an accessory service (mini-bars) to the operation of a hotel in the C1-1 Zone.
4. Pursuant to Section 12.27 of the Municipal Code a **Variance** from Section 12.21. C.6 to permit a loading space with a minimum height of 9 feet in lieu of a minimum height of 14 feet as is otherwise required.
5. Pursuant to Section 2412.20.2 of the Municipal Code, a **Coastal Development Permit** to permit development of a maximum 35 foot high, 30 room hotel with a total of 21,950 square feet of floor area on a 8,208 square foot beachfront site (two lots); one level of subterranean garage area with 45 parking spaces utilizing mechanized auto lifts; a 1,237 square foot 88-seat in-door restaurant and a 650 square foot 32-seat outdoor dining area.
6. Pursuant to Section 11.5.7 of the Municipal Code, a **Project Permit Compliance** determination with the Venice Coastal Zone Specific Plan.
7. Pursuant to Government Code Sections 65590 and 65590.1, a **Mello Act Compliance** review for projects in the Coastal Zone. (The Mello Act is a statewide law, which requires local governments to comply with certain requirements designed to preserve and increase the supply of affordable housing in the Coastal Zone.)
8. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (MND) for the above referenced project.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The hearing will be conducted by a Hearing Officer who will consider all the testimony presented at that time and any written communication received prior to or at the hearing from affected and/or interested persons regarding this Project, as well as the merits of the application as it relates to existing environmental and land use regulations. The environmental document will be among the matters considered at the hearing. After the hearing the Hearing Officer will prepare a report, including a recommendation, which will be considered by the West Los Angeles Area Planning Commission at a later date.

EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the

Department before the action on this matter. Any written correspondence delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

ADVICE TO PUBLIC: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda.

WRITTEN COMMUNICATION: Written communications should cite the Case Number indicated at the top of this notice and may be mailed to the attention of the staff contact identified above at the Los Angeles City Planning Department, Community Planning Bureau, City Hall - Room 621, 200 North Spring Street, Los Angeles CA 90012.

REVIEW OF THE FILE: The complete file including application and an environmental assessment is available for public review at The Los Angeles City Planning Department, Community Planning Bureau, City Hall - Room 621, 200 North Spring Street, Los Angeles CA 90012 between the hours of 8:00 AM to 5:00 PM, Monday through Friday, except the 2nd and 4th Fridays of the month. The Department is closed the 2nd and 4th Fridays of the month. Please call the Staff Contact indicated at the top of this notice several days in advance to assure its availability. Case files will not be available for inspection on the day of the hearing.

ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*