

- Applicant status
  - Owner or owner-granted power of attorney
  - Lessee
  - Owner in escrow--proof of present owner's signature (ZA Memo 46)
- Affidavit signed (back page)
  - By lessee, if entire property is leased
  - By owner in other circumstances
  - Notarized
- Mello Act Advisory Notice and Screening Checklist
- One extra copy of the master land use application, the coastal development permit questions, the Mello act form, the radius map, the plot plans, floor plans and elevations

Environmental Clearance

- Environmental Assessment Form
- Environmental Exemption Form
- (Mitigated) Negative Declaration
- Environmental Impact Report (EIR)

Application Acceptance

- Receipt issued
- Fill in top lines on page 1 of Master Land Use Application Form
- Fill in bottom lines on page 2 of Master Land Use Application Form
- Full green jacket
- Notate all exhibits, plans, jackets and envelopes with case number

Review by Supervisor or Designee

- Fill in reverse side of master Application Form and front of green jacket
  - Stop letter sent (returned check, error in filling-staff/applicant) \_\_\_\_\_ Date: \_\_\_\_\_
  - Material received \_\_\_\_\_
  - Follow-up stop letter sent, if required \_\_\_\_\_

DATE APPLICATION DEEMED COMPLETE \_\_\_\_\_

**Coastal Development Permit  
Project Impacts**

The project is a 1378 sq ft restaurant with a proposed 535 sq ft expansion.

- A. No, our project will not extend into or adjoin any beach, tidelands, submerged lands, or public trust lands.
- B. No, the project will not conflict with public access to the shoreline.
- C. The project is within one block of public transportation. It will not affect traffic on coastal access roads.
- D. The project is well within the developed city of Venice. No building or construction will take place besides non-structural tenant improvements on the interior of the building.
- E. No grading will take place.
- F. No development involving diking, filing or dredging.
- G. No displacement of coastal dependant facilities.
- H. No affect on biological productivity.
- I. No development near sensitive habitat areas.
- J. No development within adjoining land suitable for agriculture. N/A
- K. Building is to code in regards to water consumption.
- L. Building is to code in regards to energy conservation.
- M. No service lines need extensions or relocation.
- N. The project does not impact visitor or recreational facilities.
- O. The project does not involve housing issues.
- P. The project is not near any know archeological, paleontological or historic sites.
- Q. Applicant is applying for Conditional Use Permit, variance for lease in lieu of covenant parking, and change of occupancy of 535 sq ft of office space annexing to existing restaurant.

- R. The project is not located between the sea and first public road, 300 feet of the inland extent of any beach, or within 300 feet of a seaward face of any coastal bluff.

Justification

- A. The project is in conformity with Chapter 3 of the California Coastal Act of 1976. The project is an existing restaurant within the city of Venice and conforms to other uses in the area and forms little to no impact in relations of protecting the environment.
- B. The permitted project will not prejudice the city of Los Angeles to prepare a local coastal program that is in conformity with Chapter 3 of the California Coastal Act of 1976. The Coastal Acts mandate is environmental protection. The proposed site is an existing restaurant with little no impact on the greater environment.
- C. The project falls well within the interpretive Guidelines for the Coastal Planning and Permits as established by the California Coastal Commission.
- D. The decision to grant the permit fits well within the applicable decision of the California Coastal Commission pursuant to section 30625. The applicant's request fits well within existing precedent.
- E. Not applicable, the project is not between the nearest public road and the sea.

## Zone Variance (ZV)

### Additional Information/Findings

1. The strict application of the provisions of the Zoning Ordinance would result in unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations. There are no parking options attached to the proposed building site, fair use of the building necessitates off site parking. The intended purpose of the zoning ordinance, specifically the Venice Coastal Plan is to curb rampant development. The proposed restaurant simply wishes to entice persons already at the beach with another food and beverage option. The project foresees doing most of their business in the evening when many additional parking options are available.
2. The projects site is located on the historical intersection of Windward & Pacific Aves in Venice, CA and subjects the property to additional undo circumstances in regards to parking. On three sides of the building there is a secondary dedicated highway (Pacific Ave), Windward Ave, and an alley between the site and the Erwin Hotel. The very location of the site subjects the building to additional parking hardships.
3. The approval of the variance for lease in lieu of covenant parking is necessary for the preservation and enjoyment of a substantial property right. The buildings location on such a busy corner subjects the applicant to undo hardship if the variance was not approved. The applicant would be unable to fully utilize the property and provide public convenience in the form of great food and ambiance. The approval of this variance does not grant special privileges, simply allows for parking to be provided a short distance away (244 ft).
4. Granting of the variance will not be materially detrimental to public welfare or injurious to the property or improvements in the same area. To the contrary, the project must be viewed as a redevelopment project with the goal of community development. Please see attached sheet. The addition of a restaurant of this caliber will not only improve the buildings profile and local community but also spur other redevelopment projects. Public welfare is well served by the addition of such an establishment.
5. Granting of such a variance will not adversely affect any element of the general plan. The use is an existing restaurant within a C2-CA-1 community commercial zone surrounded by similar uses. The leased parking is located across the street in a 44-space parking lot.

- e. Describe how grading will be conducted so as to minimize alterations to land forms. If on a bluff or in an area of high geologic risk, how will the project design assure stability and minimize erosion?
- f. Does the development involve diking, filling or dredging of open coastal waters, wetlands, estuaries or lakes? What alternatives are available? How will the adverse environmental effects of this be minimized?
- g. Is the proposed development coastal-dependent? Will it displace any coastal-dependent facilities?.
- h. How will the development affect biological productivity of coastal waters?
- i. Is the development proposed near sensitive habitat areas, parks or recreation areas? How will the project design prevent adverse environmental impacts on these areas?
- j. Is the development proposed within or adjoining land suitable for agriculture? Will it convert agricultural land to another use? How is the project consistent with continued local agricultural viability?
- k. What water conservation features are included in the project?
- l. What energy conservation features are included in the project?
- m. Describe current location of service lines for necessary utility connections and any extensions or relocations of service lines.
- n. Will the development protect existing lower cost visitor and recreational facilities? Will it provide public recreational opportunities?
  - o. Will the development protect or provide low- and moderate-income housing opportunities? Will it displace low- or moderate-income housing?
- p. Is the development proposed within or near a known archeological, paleontological or historic site? How will impacts on such sites be minimized?
- q. List all permits, permissions or approvals required from public agencies for this development and indicate those already applied for or granted.
- r. Is the project located:
  - 1) Between the sea and the first public road paralleling the sea?
  - 2) Within 300 feet of the inland extent of any beach?
  - 3) Within 300 feet of the top of the seaward face of any coastal bluff?

#### 14. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Fill in the applicable items and attach copy to application:

- a. Categorically Exempt: Class \_\_\_\_\_ Paragraph \_\_\_\_\_
- b. Negative Declaration   X
- c. Environmental Impact Report \_\_\_\_\_

- d. Conditions, mitigation measures or project alternatives required to minimize significant adverse impact. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- e. Date granted \_\_\_\_\_

15. **JUSTIFICATION**

Justify the proposed project by addressing the following criteria:

- a. The development is in conformity with Chapter 3 of the California Coastal Act of 1976 (commencing with Section 30200 of the California Public Resources Code.)
- b. The permitted development will not prejudice the City of Los Angeles to prepare a local coastal program that is in conformity with Chapter 3 of the California Coastal Act of 1976.
- c. The Interpretive Guidelines for Coastal Planning and Permits as established by the California Coastal Commission dated February 11, 1977 and any subsequent amendments thereto have been reviewed, analyzed, and considered in light of the individual project in making its determination.
- d. The decision of the permit-granting agency has been guided by any applicable decision of the California Coastal Commission pursuant to Section 30625 (c) of the Public Resources Code.
- e. If the development is located between the nearest public road and the sea of shoreline of any body of water located within the coastal zone, the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976.

## COASTAL DEVELOPMENT PERMIT APPLICATION CHECK LIST

Case No. \_\_\_\_\_  
Related Case \_\_\_\_\_Staff Processor \_\_\_\_\_  
Date \_\_\_\_\_

## CHECK LIST OF REQUIREMENTS

The applicant must supply all of the following documents or the Coastal Development Permit application will not be accepted.

When the Coastal Development Permit application is accepted for filing, the applicant, within 24 hours, must post the NOTICE OF INTENT at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development. The notice shall indicate that an application for a permit for the proposed development has been submitted to the Planning Department. The Planning Department will furnish the applicant with a standardized form to be used for the posting, as well as a statement of CERTIFICATE OF POSTING to be submitted after the notice of intent is posted. If the applicant fails to so post the completed notice of intent form and sign the certification of posting, the Planning Department will withdraw the application and all processing shall cease. Both the certificate of posting and notice of intent forms are attached to the application.

- Print 2 Zimas maps
- Radius map original plus 15 copies
- Radius Map Transparency
- Property owners' list within 100 feet of property excluding street, alleys and channels (one set of gummed labels and one copy)
- Occupant mailing list within 100 feet of property (one set of gummed labels and one copy)
- Abutting owners list (one set of gummed labels and one copy)  
Abutting owners list MUST have owner's, applicant's and representative's labels. They may not be hand-written in.
- Mailing list for appropriate coastal community (original and copy to be provided by Planning Department)
- Mailing list for all coastal areas (original and copy to be provided by Planning Department)
- Documentation of applicant's legal interest
- Vicinity map
- Legal description (verify with site plan, radius/ownership map, ZIMAS ownership)
- Certificate of posting
- Geology report in hillside areas
- 6 copies of dimensioned plot plan of entire ownership
- 6 copies of dimensioned floor plan of subject building where applicable
- BTC receipt
- Posting instructions given to applicant

7. **SLOPE:** State percent of property:

100% Less than 10% slope  
\_\_\_\_\_ 10-15% slope  
\_\_\_\_\_ Over 15% slope

If slopes over 10% exist, a topographic map will be required. If over 50 acres—1"=200' scale.

8. Are there any natural or man-made **DRAINAGE CHANNELS** through or adjacent to the property? Yes \_\_\_\_\_ (show on plot plan) No X

9. **GRADING**

\_\_\_\_\_ 0-500 cu. yd. \_\_\_\_\_ 500-5000 cu. yd. \_\_\_\_\_ 5,000-20,000 cu. yd. Over 20,000 cu. yd., indicate number of cu. yd. \_\_\_\_\_

Import/export: Indicate the amount of dirt being imported or exported \_\_\_\_\_ cu. yd. Projects involving import/export of 1000 cubic yards or more are required to complete Haul Route Form.

amount of cut \_\_\_\_\_ cu yd.  
amount of fill \_\_\_\_\_ cu yd.  
maximum height of fill slope \_\_\_\_\_ ft.  
maximum height of cut slope \_\_\_\_\_ ft.  
amount of import or export \_\_\_\_\_ cu yd.  
location of borrow or disposal site \_\_\_\_\_

N/A

Grading and drainage plans must be included with this application. In certain areas an engineering geology report must also be included.

10. **ADOPTED COMMUNITY PLAN:** Venice  
Plan designation: Venice Coastal Plan

11. **PRIVATE OR PUBLIC PROJECT:** Private

12. **DETAILED DESCRIPTION OF PROJECT**

a. Residential:

Number of dwelling units: 0  
Type of ownership proposed:

- \_\_\_\_\_ rental
- \_\_\_\_\_ condominiums
- \_\_\_\_\_ stock cooperative
- \_\_\_\_\_ single family

Number of bedrooms per unit: one \_\_\_\_\_ two \_\_\_\_\_ three \_\_\_\_\_ four or more \_\_\_\_\_

b. Commercial, Industrial or Other

type of use Restaurant / Office  
number of units if hotel/motel \_\_\_\_\_  
number of employees total Under 20  
per shift 6-8  
number of students/patients/patrons 47 seats  
hours of operation NOON - 2AM days of operation seven days a week  
number of square feet of each building \_\_\_\_\_  
project 1913 sq ft of 1st floor



Type of ownership proposed:

- rental
- condominiums
- stock cooperative
- other \_\_\_\_\_

c. For all projects:

Parking:

number of spaces existing ∅  
 number of new spaces proposed lease 9 parking spaces  
 total nine

number of covered spaces ∅ number of uncovered spaces nine  
 number of standard spaces \_\_\_\_\_ size 8' x 16'  
 number of compact spaces \_\_\_\_\_ size \_\_\_\_\_

Does tandem parking exist? yes X no \_\_\_\_\_  
 Is tandem parking proposed? yes \_\_\_\_\_ no X  
 If yes, how many tandem sets? \_\_\_\_\_ size \_\_\_\_\_

d. Number of floors including subterranean floors, lofts and mezzanines 2 floors in building  
 project height: from average finished grade 31' ft. 1 floor for project  
 from centerline of frontage road \_\_\_\_\_ ft.

e. Night lighting of the project \_\_\_\_\_

f. If fixed seats or beds are involved, how many? 26 fixed, 47 total seats

g. Percent of total project proposed for:

building \_\_\_\_\_ paving Only tenant improvements.  
 landscaping \_\_\_\_\_ other \_\_\_\_\_

h. Estimated cost of the development: \$ \_\_\_\_\_

13. PROJECT IMPACTS

The relationship of the development to the following items must be explained fully. Attach additional sheets if necessary.

- a. Will the development extend onto or adjoin any beach, tidelands, submerged lands or public trust lands?
- b. Will the development maintain, enhance or conflict with public access to the shoreline and along the coast?
- c. Will alternatives to private vehicle use be provided or facilitated? How will the development affect traffic on coastal access roads?
- d. Is the development proposed within or in close proximity to an existing developed area? Will it be visually compatible with the character of surrounding areas? If in a special community or neighborhood, how will it protect the unique local character?

7. **SLOPE:** State percent of property:

100% Less than 10% slope  
\_\_\_\_\_ 10-15% slope  
\_\_\_\_\_ Over 15% slope

If slopes over 10% exist, a topographic map will be required. If over 50 acres—1"=200' scale.

8. Are there any natural or man-made **DRAINAGE CHANNELS** through or adjacent to the property? Yes \_\_\_\_\_ (show on plot plan) No X

9. **GRADING**

\_\_\_\_\_ 0-500 cu. yd. \_\_\_\_\_ 500-5000 cu. yd. \_\_\_\_\_ 5,000-20,000 cu. yd. Over 20,000 cu. yd., indicate number of cu. yd. \_\_\_\_\_

Import/export: Indicate the amount of dirt being imported or exported \_\_\_\_\_ cu. yd. Projects involving import/export of 1000 cubic yards or more are required to complete Haul Route Form.

amount of cut \_\_\_\_\_ cu yd.  
amount of fill \_\_\_\_\_ cu yd.  
maximum height of fill slope \_\_\_\_\_ ft.  
maximum height of cut slope \_\_\_\_\_ ft.  
amount of import or export \_\_\_\_\_ cu yd.  
location of borrow or disposal site \_\_\_\_\_

N/A

Grading and drainage plans must be included with this application. In certain areas an engineering geology report must also be included.

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- \_\_\_\_\_ single family

Number of bedrooms per unit: one \_\_\_\_\_ two \_\_\_\_\_ three \_\_\_\_\_ four or more \_\_\_\_\_

b. Commercial, Industrial or Other  
type of use Restaurant / Office  
number of units if hotel/motel \_\_\_\_\_  
number of employees total Under 20  
per shift 6-8  
number of students/patients/patrons 47 seats  
hours of operation NOON - 2AM days of operation seven days a week  
number of square feet of each building \_\_\_\_\_  
project 1913 sq ft of 1st floor