



CITY PLANNING DEPARTMENT
Community Planning Bureau

NOTICE OF PUBLIC HEARING TO PROPERTY OWNERS AND OCCUPANTS WITHIN A 500 FOOT RADIUS

**CASE NO.'s APCW-2008-295-SPE-CUB-CDP-SPP
and ENV-2008-294-MND**

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

This notice is to inform you of a public hearing for **APCW-2008-295-SPE-CUB-CDP-SPP** and is 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:** **FRIDAY, OCTOBER 31, 2008 AT 10:00 A.M.**
- APPLICANT:** Gerald Milne, Witzend
- PROPERTY INVOLVED:** 1711-1717 S. Lincoln Boulevard, (see attached map)
- STAFF CONTACT:** Lynda Smith (213) 978-1170; or at Lynda.Smith@lacity.org
- PROPOSED PROJECT:** **Change of use from retail to two restaurants totaling 2,532 square-feet with seating for 103 patrons and zero parking spaces. Both restaurants propose to provide a full line of alcoholic beverages with hours of operation from 10:00 a.m. to 10:00 p.m. Sunday through Thursday, and 10:00 a.m. to 12:00 a.m. Saturday and Sunday.** The proposed project is located on a 3,345.8 square foot site classified in the C2-1 Zone and is also located within the boundaries of the Venice Coastal Zone Specific Plan.
- REQUEST:**
1. Pursuant to Section 11.5.7 F of the Municipal Code, a **Specific Plan Exception** from Section 13 C and D of the Venice Coastal Specific Plan (Ordinance 175,693) to permit zero parking spaces in lieu of the minimum eight parking spaces otherwise required.
 2. Pursuant to Section 12.24 U 26 of the Municipal Code, a **Conditional Use** for the on site sale and consumption of a full line of alcoholic beverages in conjunction with two restaurants with seating for a total of 103 patrons had having hours of operation from 10:00 a.m. to 10:00 p.m. Sunday through Thursday, and 10:00 a.m. to 12:00 a.m. Saturday and Sunday.
 3. Pursuant to Section 12.20.2 a **Coastal Development Permit** for a change of use from retail to two restaurants totaling 2,532 square feet, with zero parking, seating

103 patrons, serving a full line of alcoholic beverages and with hours of operation from 10:00 a.m. to 10:00 p.m. Sunday through Thursday, and 10:00 a.m. to 12:00 a.m. Saturday and Sunday

4. Pursuant to Section 11.5.7 of the Municipal Code, a **Project Permit Compliance** determination with the Venice Coastal Zone Specific Plan.

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.

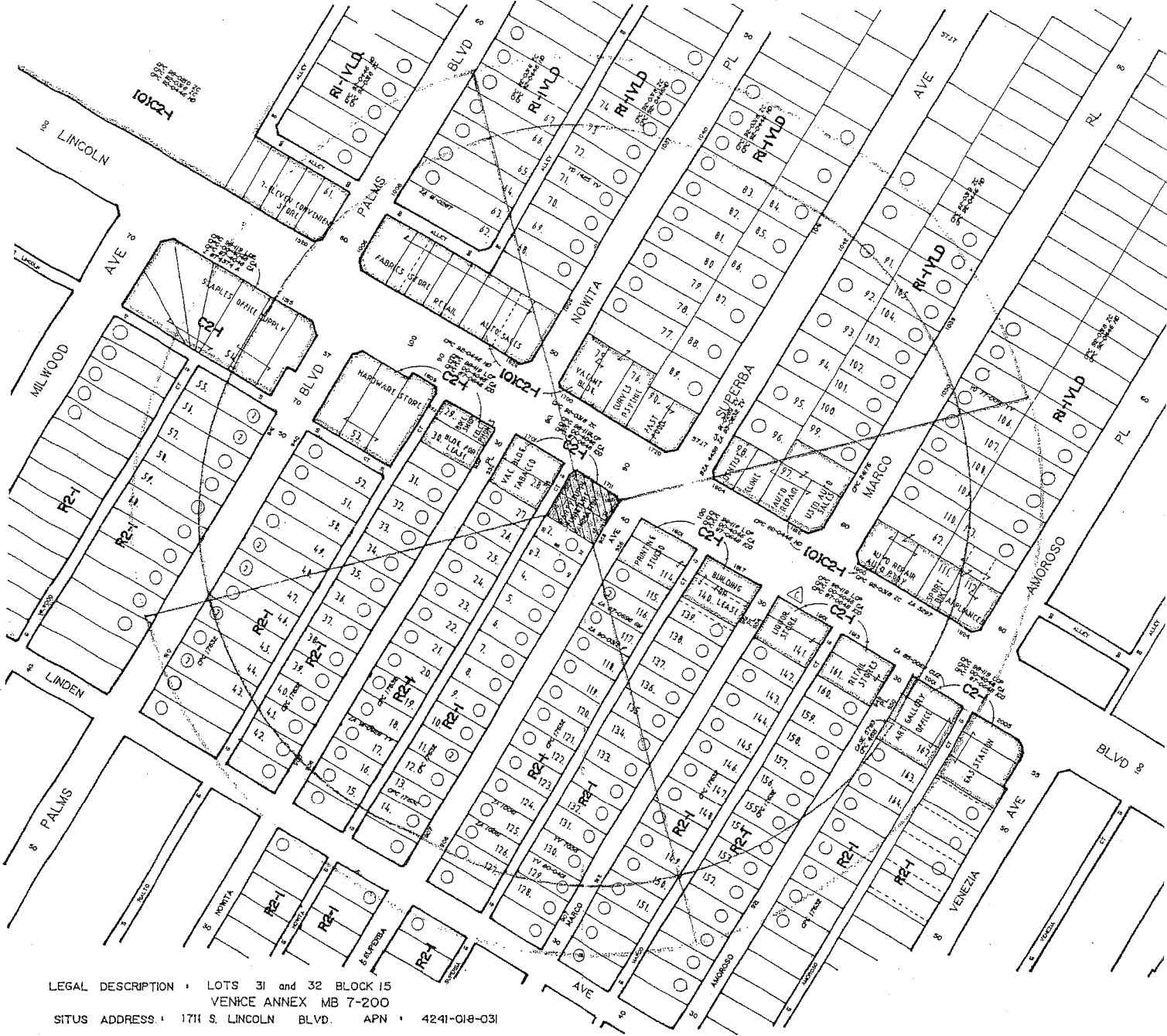
WRITTEN COMMUNICATION: Written communications should cite the Case Number indicated at the top of this notice and may be mailed to The Los Angeles City Planning Department, Community Planning Bureau, City Hall - Room 667, 200 North Spring Street, Los Angeles CA 90012.

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 667, 200 North Spring Street, Los Angeles CA 90012 between the hours of 8:00 AM to 5:00 PM, Monday through Friday. 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.*



LEGAL DESCRIPTION : LOTS 31 and 32 BLOCK 15
 VENICE ANNEX MB 7-200
 SITUS ADDRESS : 1711 S. LINCOLN BLVD. APN : 4241-018-031

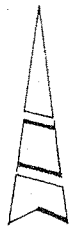
CONDITIONAL USE CUB

T.B. PAGE : 671
 GRID : J-5
 C.D. : 11
 C.T. : 2736.00
 P.A. : VENICE
 DRAWN BY :
 CARTOMAP SERVICES
 TEL : 213-479-1308

- NOTES:
- [C] - ON-SITE SALES OF FULL LINE ALCOHOLIC BEVERAGES
 - [B] - ON-SITE SALES OF BEER AND/OR WINE
 - [A] - OFF-SITE SALES OF FULL LINE ALCOHOLIC BEVERAGES
 - [B] - OFF-SITE SALES OF BEER AND/OR WINE

CASE :
 D.M. : III B 149
 SCALE : 1" = 100'
 USES : FIELD
 ACRES : 0.18 ±

DATE :
 1-14-08
 updated :



APCW 2008 0295