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AUG 31 2020

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STATE CLEARINGHOUSE

ZA 2012-3354-CUB-CU-CDP-SPR-SPP-MEL-WDI-1A
ENV-2016-4321-EIR
Council District 11

August 27, 2020

**NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S) AND
INTERESTED PARTIES WITHIN A 500-FOOT RADIUS**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing on **Thursday, September 3, 2020** at approximately **10:00AM** or soon thereafter to consider the following: Consideration of Veto and Remand or Draft Environmental Impact Report (EIR), No. ENV-2016-4321-EIR (State Clearinghouse (SCH) No. 2016061033) dated January 10, 2019, Final EIR, dated July 3, 2019, (Venice Place Project EIR), Erratum, Statement of Overriding Considerations, Mitigation Measures, Mitigation Monitoring Program (MMP), and related California Environmental Quality Act (CEQA) findings, report from the Department of City Planning, and Appeals filed by the following: 1) Yelena Zeltser, UNITE HERE Local 11, People Organized for Westside Renewal (POWER), Alba Luz Privado (Representative: Jordan R. Sisson, Law Office of Gideon Kracov) 2) 1041 Abbot Kinney, LLC/Abbot Kinney Investment Property, LLC (Representative: Carl Lisberger, Manatt, Phelps and Phillips, LLP) 3) Keep Neighborhoods First (John Given, Law Office of John P. Given), and 4) Citizens Preserving Venice, Sue Kaplan, from the Zoning Administrator's determination in certifying the EIR, and adopting Environmental Findings, a Statement of Overriding Considerations and a MMP, and approving a Conditional Use Permit for (a) the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed hotel restaurant having 195 indoor seats and 65 outdoor seats, operating 24 hours and serving alcohol between the hours of 7:00 AM to 1:00 AM (b) the sale and dispensing of a full line of alcohol beverages for on-site and off-site consumption in conjunction with a market within the hotel, operating between the hours of 7 A.M to 1:00 A.M., (c) a full line of alcohol beverages provided in individual hotel room's liquor cabinets, (d) the sale of a full line of alcohol beverages by hotel guest room services, (e) and the on-site consumption of alcohol in the hotel lobby, outdoor courtyard, hotel lounge areas, and hotel business center, a Conditional Use Permit to allow an Apartment Hotel within 500 feet of a residential zone, a Coastal Development Permit, for the proposed Project in the Single Permit Jurisdiction of the California Coastal Zone, a Site Plan Review, for the construction of a mixed-use project comprised of more than 50 guest rooms, a Project Permit Compliance Review, for a project within the North Venice Subarea of the Venice Coastal Zone Specific Plan, a Mello Act Compliance Review, for a project within the Coastal Zone, and a Waiver of Dedication and/or Improvements, to provide a 5-foot dedication on Electric Avenue in lieu of the 7.5 feet otherwise required and to provide a 2-foot dedication on Westminster Avenue in lieu of the 5 feet otherwise required for the demolition of one 2,442 square-foot

restaurant, the existing private school, 2,200 square feet of office space, and the surface parking lot; and the construction, use, and maintenance of a 70,310 square-foot, mixed-use development (includes existing and new floor area); the mixed-used development is comprised of two existing restaurants and a new 3,810 square-foot hotel restaurant having 2,514 square-feet of Service Floor area, four dwelling units, 78 guest rooms within a hotel, 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; the project will construct three new three-story mixed-use buildings, each with a maximum of 30 feet in height, and one new two-story building, approximately 25 feet in height; all new structures are connected by pedestrian bridges; the project provides a total of 175 parking spaces, at grade and within three subterranean levels; the project also requires excavation, grading, and approval of a haul route for the export of approximately 24,591.65 cubic yards of dirt for the properties located at 1011 Electric Avenue, and 1021-1051 South Abbot Kinney Boulevard, subject to Conditions of Approval. **(On August 25, 2020, Council adopted Motion (Bonin - Blumenfield), pursuant to Charter Section 245, asserting jurisdiction over the July 15, 2020 action of the West Los Angeles Area Planning Commission.) (Planning and Land Use Management Committee may consider whether to veto and remand.)**

Applicant: Dan Abrams, Wynkoop Properties, LLC
Representative: Dana Sayles, Three6ixty

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, this Los Angeles City Council committee meeting will be conducted telephonically.

The audio for this meeting is broadcast live on the internet at www.lacity.org/government/follow-meetings/council-committee-meetings. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area).

Members of the public who would like to offer public comment on the items listed on the agenda should call 1 669 254 5252 and use Meeting ID No. 161 644 6631 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press *9 to request to speak.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to telephone-in at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012 or submitted by email to: clerk.plumcommittee@lacity.org

In addition, you may view the contents of Council file No. **20-1024** by visiting: <http://www.lacouncilfile.com>

Please be advised that the PLUM Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

For inquiries about the project, contact City Planning staff:		
Milena Zasadzien	(213) 847-3636	milena.zasadzien@lacity.org
For inquiries about the meeting, contact City Clerk staff:		
Leyla Campos	(213) 978-1078	clerk.plumcommittee@lacity.org

Leyla Campos
Deputy City Clerk, Planning and Land Use Management Committee

Note: If you challenge this proposed 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 delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.