

# Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지  
Abiso ng Pagdinig sa Publiko • 公開聽證會通知  
Հանրային լսումների մասին ծանուցագիր



Traducción  
번역 • 翻译  
Pagsasalin  
Թարգմանություն



**April 28, 2022 after 8:30 a.m.**

City Planning Commission

The meeting's agenda will be provided no later than 72 hours before the meeting at [planning4la.org/hearings](https://planning4la.org/hearings). Please note that virtual meeting instructions will be provided on the meeting agenda.

*Due to concerns over COVID-19, this public hearing will be conducted entirely telephonically by Zoom (<https://zoom.us/>) and will allow for remote public comment.*

## Options to Participate:

By phone: +1 213 338 8477 or +1 669 900 9128  
When prompted, enter the Meeting ID: 826 3949 9560

With a PC, MAC, iPad, iPhone, or Android, click on this URL:  
<https://planning-lacity-org.zoom.us/j/82639499560>  
Enter Meeting ID:826 3949 9560 and Passcode: 937566

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press \*9 (Phone) to "raise your hand" virtually following staff calling the item.



## Project Address

Sitio de Proyecto  
프로젝트 주소 • 項目地址  
Address ng Proyekto  
ծրագրի Հասցե

3813 & 3817 South Esplanade, 133 and 139 Hurricane Street; 3913 South Esplanade West and 128 East Hurricane Street

## Proposed Project

Proyecto Propuesto  
프로젝트 제안 • 擬議項目  
Iminungkahing Proyekto  
Առաջարկվող ծրագիր

The construction of a new two-story, 2,500 square-foot wastewater pumping plant (built across two lots at 133 East Hurricane Street and 3813 South Esplanade), to supplement the capacity of the existing Venice Pumping Plant and the construction of a new surface parking lot (at 128 Hurricane Street) providing seven parking spaces (two for public use and five spaces for the employees of the pumping station) and four (4) bicycle parking spaces.

## Actions Requested

Acciones solicitadas • 요청된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

DIR-2017-4167-PUB-CDP-SPP-1A; joint case ZA-2017-3950-ZAA-1A

### Appeal of the Director of Planning's Determination to approve:

1. Pursuant to LAMC Section 12.20.2, a Coastal Development Permit for the construction of a two-story, 2,500 square-foot wastewater pumping plant (built across two lots at 3813 and 3817 South Esplanade), to supplement the capacity of the existing Venice Pumping Plant (VPP) for conveyance of wastewater to the Hyperion Treatment Plant; eleven parking spaces are provided, located in the Dual Permit Jurisdiction area of the Coastal Zone;
2. Pursuant to LAMC Section 14.00-B, an Alternative Compliance for a Public Benefit Project outlined in Section 14.00-A.6, for the construction, use, and maintenance of a public utility use and structure in the RW2-1 zone; and
3. Pursuant to LAMC Section 11.5.7 and the Venice Coastal Zone Specific Plan (Ordinance No. 175,693), a Project Permit Compliance Review for a project located in the Venice Coastal Zone Plan area.

### Appeal of the Zoning Administrator's Determination to approve:

1. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow the encroachment of electrical equipment, four structures that are between six and a half and seven feet in height, within the rear yard setback.

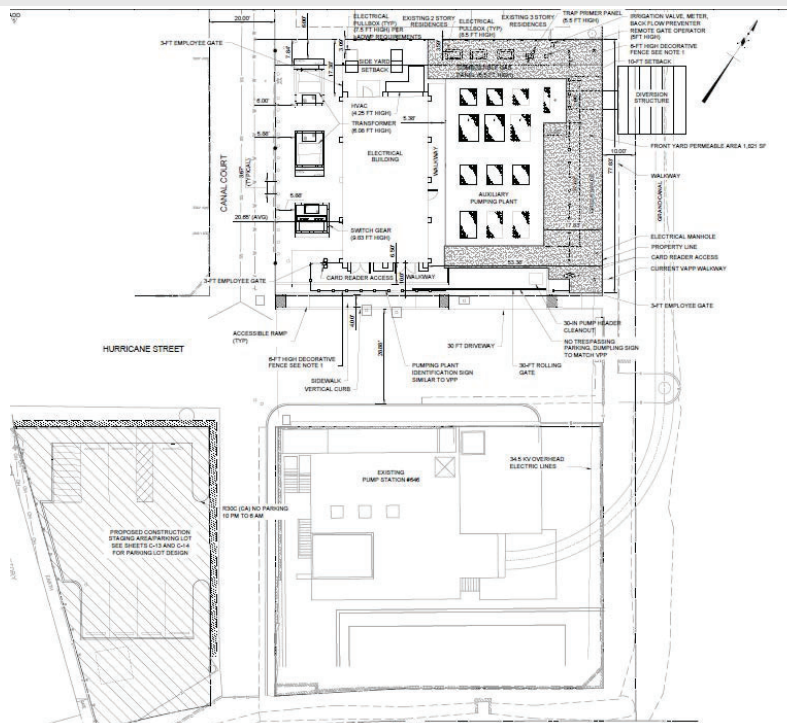
DIR-2017-4173-CDP-SPP-1A; joint case ZA-2017-3953-CU-1A

### Appeal of the Director of Planning's Determination to approve:

1. Pursuant to LAMC Section 12.20.2, a Coastal Development Permit for the construction of surface parking lot providing seven (7) vehicle parking spaces and four (4) bicycle parking spaces for the Venice Auxiliary Pumping Plant (3813 and 3817 South Esplanade), a new public art installation, and new landscaping, located in the Dual Permit Jurisdiction area of the Coastal Zone; and
2. Pursuant to LAMC Section 11.5.7 and the Venice Coastal Zone Specific Plan (Ordinance No. 175,693), a Project Permit Compliance Review for a project located in the Venice Coastal Zone Plan area.

### Appeal of the Zoning Administrator's Determination to approve:

1. Pursuant to LAMC Section 12.24-W.37, a Conditional Use Permit to allow the construction, use, and maintenance of a public parking area in the RW2-1 zone.



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## Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

### Case Number(s):

DIR-2017-4167-PUB-CDP-SPP-1A; ZA-2017-3950-ZAA-1A;  
DIR-2017-4173-CDP-SPP-1A; ZA-2017-3953-CU-1A

### Related Case Number(s):

### Zone:

RW2-1

### Land Use Designation:

Low Medium II Residential

### Council District:

11 - Bonin

### Applicant:

City of Los Angeles, Department of Public Works

### Applicant Representative:

Jonathan Cuevas  
City of Los Angeles, Department of Public Works - Bureau of Engineering (BOE)

### Environmental Case Number(s):

Venice Auxiliary Pumping Plant Project Final EIR  
SCH #2015111038

### Overlay(s):

Venice Coastal Zone - Ballona Lagoon West Bank

### Community Plan Area:

Venice

### Assigned Staff Contact Information:

Elizabeth, Gallardo, City Planner  
elizabeth.gallardo@lacity.org; 213-978-1297  
200 N. Spring Street, Room 721  
Los Angeles, CA 90012  
cpc@lacity.org

### Appellant:

Michael and Genevieve Morrill-Borassi

### Appellant Representative:

Clare Bronowski

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## Who's Receiving This Notice

Quién recibe este aviso • 본통지를 받은 사람들 • 誰會收到此通知

Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, or because you requested to be added to the interested parties list. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

**General Information** - Visit our website at [planning4la.org/hearings](http://planning4la.org/hearings) for general information about public hearings and the exhaustion of administrative remedies.

**File Review** - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. Files are not available for review the day of or day before the hearing.

**Agendas And Reports** - Commission Agendas are accessible online at [planning.lacity.org](http://planning.lacity.org), by selecting "Commissions & Hearings", the specific Area or City Planning Commission and "Agendas". Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

**Testimony And Correspondence** - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

**Requirements For Submission Of Materials** - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. The case number must be written on all communications, plans and exhibits.

Please see revised submission guidelines below which have been modified in order to accommodate the conduct of the public hearing telephonically in conformity with the Government Code Section 54953, subsections (e)(1) and (e)(3), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020 relating to COVID-19.

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page.
- **Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. These must be submitted electronically to the Commission email identified on the front of this page.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "File Copy. Non-complying Submission". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at [planning.lacity.org](http://planning.lacity.org) by selecting "Commissions & Hearings" and selecting the specific Commission.

**Exhaustion Of Administrative Remedies And Judicial Review** - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing azenized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

**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. To request a reasonable accommodation, such as translation or interpretation, please contact the Commission Executive Assistant at (213) 978-1290, the Commission Office Main Line at (213) 978-1300 or by email at [cpc@lacity.org](mailto:cpc@lacity.org) a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.