



Department of City Planning
Centerpoint Radius Maps
263 West Olive Avenue, Unit 193
Burbank, CA 91502

Notice of Public Hearing

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



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Monday, March 16, 2026

10:00 a.m.

For the interior remodel of the existing commercial building and the addition of outdoor dining area.

This public hearing will be conducted entirely virtually and will allow for remote public comment.

Options to Participate:

By phone: +1 669 900 9128 or +1 213 338 8477
When prompted, enter the Meeting ID: 844 0055 0165 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/84400550165>
Enter Meeting ID: 844 0055 0165 and Passcode: 558045

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.

The meeting’s agenda will be provided no later than 72 hours before the meeting at planning4la.org/hearings. Please note that virtual meeting instructions will be provided on the meeting agenda.

Project Located at:

1515 - 1525 S Abbot Kinney Blvd

Hearing Conducted by:

West/South Project Planning Division
Hearing Officer

Project Address

1515, 1519, 1521, and 1525 South Abbot Kinney Boulevard, 90291

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

Proposed Project

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

The project consists of the interior remodel of the existing two-story, 4,320 square foot commercial building, comprised of a restaurant and office space, and the addition of 3,559 square feet of outdoor Service Floor area to the existing restaurant comprised of 200 seats, a 1,594 square foot canopy, and landscaping, resulting in a restaurant providing 4,598 square feet of Service Floor area, consisting of 1,039 square feet of existing indoor Service Floor area and 3,559 square feet of outdoor Service Floor area with 73 indoor seats and 200 outdoor seats, providing zero vehicular parking spaces on-site.

Actions Requested

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

The Hearing Officer will consider:

1. An exemption from CEQA pursuant to CEQA Guidelines, Sections 15301 (Class 1) and 15331 (Class 31), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2, applies; and,
2. Pursuant to LAMC Chapter 1A Section 13B.9.1, a Coastal Development Permit for the proposed project on a lot located within the Single Permit Jurisdiction of the Coastal Zone.

Case Information

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

Case Number(s):

DIR-2025-2993-CDP

Environmental Case Number(s):

ENV-2025-2994-CE

Related Case Number(s):

N/A

Overlay(s):

Venice Coastal Zone Specific Plan --
North Venice Subarea

Zone:

C2-1-O-CA

Community Plan Area:

Venice

Land Use Designation:

Artcraft

Council District:

11 - Park

Assigned Staff Contact Information:

Luis Lopez, Planning Assistant
luis.c.lopez@lacity.org
(213) 978-1359
200 N Spring Street, Rm 721
Los Angeles, CA 90012

Applicant:

David Paris

Representative:

Elisa Paster and Olivia Joncich

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 300 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. 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 for general information about public hearings and the exhaustion of administrative remedies.

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 email and/or call the assigned planner or email per.planning@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.

