

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No.	Existing Zone	District Map
APC	Community Plan	Council District
Census Tract	APN	Case Filed With [DSC Staff]
		Date

CASE NO. _____

APPLICATION TYPE Coastal Development Permit and Specific Project Permit (Venice)
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 1511 Abbot Kinney Zip Code 90291
 Legal Description: Lot 18 Block 23 Tract Venice of Amercia
 Lot Dimensions _____ Lot Area (sq. ft.) 2,549.9 SF Total Project Size (sq. ft.) 3,914 SF

2. PROJECT DESCRIPTION

Describe what is to be done: Request change of use from Artist and Residence to Artist and Residence to remain on the 3rd floor, with first and second floor to become retail space.

Present Use: Artist and Residence Proposed Use: Artist and Residence/Retail

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
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No. of residential units: Existing 1 To be demolished 0 Adding 0 Total 1

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: CDP Code Section which authorizes relief: 12.20.02
Coastal Development Permit to allow the use of Artist and Residence as well as Retail in existing 3 story bldg.

Code Section from which relief is requested: SPP Code Section which authorizes relief: 11.5.7
Request a Change of Use from Artist and Residence, existing bldg., to Artist and Residence 3rd floor, Retail first and second floors.

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:
Prior approval for this property ZA 2002-7008 (CDP)(ZAA)(SPP)(MEL)

Project Permit Findings/ 1511 Abbot Kinney

1. The project substantially complies with the applicable regulations, standards and provisions of the specific plan.

This project request, an Artist and Residence to remain on the first floor with Retail for the first and second floor, is in conformance with the area and the Venice Specific Plan. The project meets the Land Use Regulations for the North Venice Area Specific Plan. The subject property is surrounded by a mix of single-family and multi-family residential uses as well as commercial use. The nature and characteristics of the neighborhood are compatible with this project and the project does comply and uphold the integrity of the Venice Area and Specific Plan. The project is also subject to further review of compliance by the Planning Department Venice Specific Plan staff prior to the issuance of any building permits, as required sign offs to the building permit. The plan actively encourages mixed use development.

2. The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.

There are no potentially significant negative environmental effects associated with this project. The building is existing with structure remaining, no demolition of the building will occur or any impacts on the environment.

3. The applicant has guaranteed to keep the rent levels of any Replacement Affordable Units at an affordable level for the life of the proposed project and to register the Replacement Affordable Unit with the Los Angeles Department of Housing.

Project Permit Findings/1511 Abbot Kinney.

The proposed request for Artist and Residence with Retail, is exempt from the provisions of the Mello Act requiring the Replacement of Affordable Housing.

4. The Venice Coastal Development Project is consistent with the special requirements for low-moderate housing units in the Venice Coastal Zone as mandated by California Government Code Section 65590 (Mello Act).

The proposed project is exempt from the provisions of the State Mello Act. The Artist and Residence is neither a Replacement of Affordable Units/Housing nor a development containing more than nine dwelling units.

5. The Venice Coastal Development Project is consistent with the special requirements mandated Government Code Sections 65590 and 655590.1 (commonly called the Mello Act) and the City of Los Angeles Interim Administrative Procedures for Complying with the Mello Act (Part 1.3, Rule 1), which requires that existing residential structures located in Commercial and Industrial zones be maintained, unless the local jurisdiction finds that residential uses are no longer feasible.

This project is exempt from Mello. This project does not take away any rental units since existing use is Artist and Residence.

Venice Neighborhood Council

PO Box 550, Venice CA 90294

/www.VeniceNC.org

Email: info@VeniceNC.org,

LAND USE AND PLANNING

COMMITTEE STAFF REPORT

Submitted to LUPC April 16th, 2014



VENICE
neighborhood council

DRAFT

Case Numbers: DIR 2013 4118 SPP
Address of Project: 1511 Abbot Kinney Blvd., Ave., Venice, CA 90291
Property Owners: Simon Lavi @ 307 N. Saltair Ave. LA, CA 90049
Owner's Representatives: Shannon Noon & Rocha Nuez Assoc. Architects Engineers

CASE NUMBERS:	DIR -2013-4118-SPP
LUPC CASE MANAGER:	Mehrnoosh Mojallali
MOTION:	
MADE BY:	
SECONDED:	
VOTE:	

PROJECT SUMMARY TO VNC:

This application was submitted to the City of Los Angeles Planning Dept.-DIR 2013 4118 SPP - Request a Project Permit to allow a Change of Use for a portion of an existing Artist and Residence to be used for retail use on the 1st and 2nd floors (2,359 SF), with Artist and Residence to remain on the 3rd floor (1,106 SF). Existing building is 3 stories-4,281 SF.

PARKING:

Total spaces required are 14 spaces. 4 spaces is provided - 1 parking credit for 4-bicycle parking stall, 1 A.D.A., 2 standard and 10 parking for buy out – Department of Transportation.

COMMUNITY OUTREACH:

Applicant held first community outreach on March 12th, 2014, which generated 3 attendee and 2 phone calls wanting to know about the scope of development. Applicant notified property owners within a 500' radius of the community outreach meeting.

LUPC STAFF REPORT

Requests:	Artist and Residence – change in use per 2 levels
Size of Parcel:	2,549.9 SF
Size of Project:	1 st & 2 nd floor from artist in residence to commercial retail 2,755 SF 3 rd floor to remain as residence – 1,065 SF
Number of Stories:	3 stories existing
Lot Dimensions:	30'x 85'
Assessed Land Value:	unknown
Last Owner Change:	unknown
Project Description:	Artist and Residence – change in use per 2 level
Venice Sub-Area:	North Venice
Zone:	C2
Date of Planning Report:	12/23/13
Existing permit:	Artist Residence
LUPC Staff Report Done By:	Mehrnoosh Mojallali
Owner/Applicant:	Simon Lavi
Owner's Representative:	Shannon Noon
Contact Information:	818- 635- 9814
Date(s) heard by LUPC:	April 16 th , 2014
Advisory Agency Hearing Date:	N/A
Applicant's Neighborhood Mtg:	March 12, 2014
Environmental:	N/A

ARGUMENTS AGAINST THIS PROJECT:

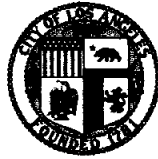
LUPC Report compiled by: Mehroosh Mojallali

Estimated number of hours of staff time: 4

Additional Documents provided separately on *cityhood.org* public website.

- Drawings
- Notification letter to neighbors
- Staff report
- Permit application
- Project permit and coastal development findings

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING

To Owners: Within a 100-Foot Radius
 Within a 500-Foot Radius
 Abutting a Proposed Development Site

And Occupants: Within a 100-Foot Radius
 Within a 500-Foot Radius
And: Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

Hearing: Office of Zoning Administration

Date: Thursday, May 22, 2014

Time: 10:30 a.m.

Place: West Los Angeles Municipal Building
Second Floor Hearing Room
1645 Corinth Avenue
Los Angeles, CA 90025

Case No.: ZA 2014-0277(CDP)

CEQA No.: ENV 2014-278-CE

Council No.: 11

Plan Area: Venice

Zone: C2-1-O-CA

Applicant: Lion Head #2 Global, LLC

Representative: Shannon Nonn

Staff Contact: Michael O'Brien
Phone No.: (213) 978-1346
michael.obrien@lacity.org

PROJECT LOCATION: 1511 South Abbot Kinney Boulevard

REQUESTED ACTION: The Zoning Administrator will consider:

1. Pursuant to the provisions of Section 12.20.2 of the Los Angeles Municipal Code, a Coastal Development Permit for the proposed change of use from Artist-in-residence on the third floor with workspace on the ground and second floor, to Artist-in-residence on the third floor with retail uses on the ground and second floor, within an existing three-story 3,465 square-foot building with an attached 816 square-foot garage, located on a 2,549 square-foot lot within the Single-Jurisdiction Area of the California Coastal Zone.
2. Pursuant to Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment and which shall therefore be exempt from the provisions of CEQA.