



Venice Neighborhood Council

PO Box 550, Venice CA 90294

[/www.VeniceNC.org](http://www.VeniceNC.org)

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LAND USE AND PLANNING

COMMITTEE STAFF REPORT

Submitted to LUPC April 16th, 2014



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 Nonn & Rocha Nuez Assoc. Architects Engineers

CASE NUMBERS:	DIR -2013-4118-SPP
LUPC CASE MANAGER:	Mehrnoosh Mojallali
<p>MOTION: Recommend denial of the project as presented, based on the following:</p> <ol style="list-style-type: none"> 1. It does not meet the intent of the Venice Land Use Plan (LUP) or Venice Specific Plan (VSP). 2. It does not address physical parking and the use of in lieu fees as presented is inappropriate. 3. Given the recent (2008) construction, which was built under the VSP, the project does not conform to the Adaptive Re-Use Plan concept, as described in the Venice LUP or VSP. 4. There is no space allocated for trash or recycling, and it should therefore remain as it was built. 	
MADE BY:	Motion made by Jim Murez
SECONDED:	
VOTE:	APPROVED 4-0-2 (in favor: JK, ST, RA, JM, abstain: MM, RR)

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 in lieu parking– 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

Primary discussions were based on the concerns to retain Artist/Residence in Venice and not to deplete artists from residing in Venice. The one Artist/Residence remains on the third floor. As a result of increase use of interior retail space and the increase requirement for parking the residences expressed their concern regarding the in lieu parking and increase parking needs as has been the norm with new developments. There was no discussion regarding the building's structural changes since the alterations are proposed in the rear and interior of the building.

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:

Increase in parking requirements to total 14 parking spaces. 10 in lieu parking spaces are being purchased.

LUPC Report compiled by: Mehnoosh 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