



Venice Neighborhood Council
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**LAND USE AND PLANNING
COMMITTEE STAFF REPORT**

Case Number: ZA-2012-2454-CDP-CUB-CU-SPP-CDO-MEL
Address of Project: 1020 Venice Blvd, Venice, CA 90291
Zone: [Q]C2-1-CDO

SYNOPSIS: CONSTRUCTION OF A 1-STORY, 3717-SQUARE FOOT FAMILY-STYLE RESTAURANT SEATING 116 PATRONS (INCL.17 PATIO SEATS) AND OPERATING 24 HOURS DAILY (MON-SUN). ALCOHOL SERVICE WILL BE FROM 10A.M. TO 2 A.M. DAIL

Applicant: House of Pies
Representative: Peter Elias
Contact Information: (818) 997-9794

Date(s) heard by LUPC: 10/17/12
ZA Hearing Date: NOT YET SCHEDULED
Neighborhood Mtg: 12/12/2012

LUPC MOTION (proposed):

The Venice Neighborhood Council recommends _____ as presented based on the following conditions: (SEE PROPOSED VNC CONDITIONS BELOW)

PLANNING REQUEST

The applicant, owner of House of Pies coffee shop in Los Angeles, is proposing a new restaurant on the corner of Venice Blvd. and Lincoln Blvd. (vacant lot). The family owned business has operated since 1969, with a diverse menu specializing in fresh baked pies.

The project description: Construction of a one-story family style House of Pies restaurant that will contain 3,717.20 square feet with 20 on-site parking spaces, 13 long term and short term bicycle parking (4 required + 9 additional non-required spaces). The restaurant will have 116 seats including 17 patio seats.

Conditional Use Permit Commercial Corner Review / Mini Shopping Centers

Pursuant to section 12.24.W.27 (LAMC); To permit the operation of a restaurant 24 hours a day Mon-Sun in lieu of 7a-11p only and to permit a varying 2 1/2 ft-5 ft planted landscape area along the southerly property line (parking lot) in lieu of 5 ft planted landscape area.

Conditional Use Permit

Pursuant to section 12.24W.1 (LAMC) to allow the sale of alcoholic beverages for consumption on the premises in a proposed 3,717 sq ft restaurant. The restaurant hours of operation will be Monday-Sunday, 24 hours a day, with the sale of a full line of alcohol from 10a-2a Mon-Sun.

**Project Permit Compliance Review (Venice Specific Plan)
Commercial Design Overlay Compliance Review (Lincoln Blvd.)**

Pursuant to Section 11.5.7 Los Angeles Municipal Code (LAMC).

Coastal Development Permit

Pursuant to section 12.20.2 (LAMC).

BACKGROUND INFORMATION

The subject property is currently an unimproved vacant parcel of land situated at the intersection of two major class II highways; Venice Boulevard and Lincoln Boulevard, both being major transit corridors. The property contains approximately 14,339 gross square feet of lot area and is triangular in shape. This irregularly shaped triangular parcel abuts Lincoln Boulevard on the northeast, Venice Boulevard on the northwest and Harding Avenue on the southeast. The property was previously developed with a gas station that was demolished in 2004.

The property is currently zoned [Q]C2-1-CDO and C2-1 and is located within the Oakwood-Milwood-Southeast Venice subarea, being part of The Venice Coastal Specific Plan and part of The Venice Local Coastal Program. The property is also within The Coastal Transportation Corridor Specific Plan, which requires payment of traffic mitigation fees. The Local Coastal Program and the Venice Community Plan designated the property as General Commercial. The [Q] in the properties zoning designation established the Community Design Overlay (CDO) by Ordinance 179,906 becoming effective July 1, 2008.

Adjoining properties to the north of Lincoln Blvd. are zoned [Q]C2-1-CDO and developed with one and two-story commercial buildings containing a gas station, market, retail uses, office building and motorcycle sales.

Adjoining properties south of the site are commercially zoned C2-1 and are developed with a one-story retail building occupied with a liquor store and laundry mat and an 18-unit apartment building.

Properties east of the site, along Harding Ave. are zoned commercial and residential [Q]C2-1-CDO and R2-1. The commercial properties within the [Q]C2-1-CDO zone are developed with one- to two-story commercial offices, retail and motel buildings. Buildings within the R2-1 multi-residential zone are one- to two-story single family residents.

Properties west of the site, across Venice Blvd., are zoned commercial [Q]C2-1-CDO and C2-1, and developed with one and two-story commercial buildings, including a car wash and two apartment buildings: one with 15 units and the other with 8 units.

PUBLIC OUTREACH

The project was first presented to LUPC on October 17, 2012 (information only-no vote). The project as designed is in full compliance with the Venice Coastal Zone Specific Plan.

Project description:

1020 Venice Blvd; Proposed restaurant on SW corner of Lincoln and Venice (new construction). CONSTRUCTION OF A 1-STORY; 3717-SQUARE FOOT FAMILY-STYLE RESTAURANT SEATING 116 PATRONS (INCL.17 PATIO SEATS) AND OPERATING 24 HOURS DAILY (MON-SUN). ENV-2012-2455-EAF & ZA-2012-2454-CDP-CUB-CU-SPP-CDO-MEL

During the meeting the applicant/owner, architect and land use representative presented the project which included an open discussion regarding traffic and parking.

LUPC encouraged the applicant to conduct a community meeting to present the project to the surrounding neighborhood.

The neighborhood meeting was scheduled and 360 notices were sent out inviting property owners and residents to a neighborhood community meeting for the project. The meeting was held on December 12, 2012, at the Boys & Girls Club Venice, 2232 Lincoln Blvd., Venice, CA. The applicant/owner, architect and land use representative, 2 members of LUPC and 10 neighborhood residents attended. There was an open discussion about details of the project, including parking and traffic circulation. The majority of those attending supported the proposed project with the implementation of a operating conditions to mitigate neighborhood impact from the restaurant. The architect noted that the project is compatible in scale and character with the existing neighborhood and would not materially detriment the adjoining lots or the immediate neighborhood. The proposed single use of the property, as a one-story restaurant building, along with it's sighting on the parcel fit into the existing development of the community. The restaurant building is located towards the front of the lot with the parking located at the rear. The entire site has landscape planters along its perimeters. Including a varying width planter located along the rear property line that includes trees and a 6-foot concrete block wall.

Detailed discussion included potentially closing or restricting the left/right turns at the Harding Avenue restaurant driveway. It was concluded that if the Harding Avenue driveway was closed or restricted, the traffic patterns would remain the same. The restaurant's parking, as proposed, meets the Specific Plan requirements. Furthermore, detailed discussions resulted in the following proposed operating conditions that the applicant/owner has agreed to:

PROPOSED VNC CONDITIONS:

- **Parking:**
 - Parking shall be free at all times for customers and employee's of the restaurant.
 - The owner of the restaurant shall provide free offsite parking to all employees who drive, employees shall not park on any residential street but may park on Lincoln Blvd and Venice Blvd.
 - The applicant will implement an employee parking incentive program to encourage the use of bus, bicycle and ride sharing
 - Restaurant staff shall monitor the parking lot to insure its use by customers only and not beach parking
 - The bicycle-parking area will be moved closer to the entrance

- **Deliveries- Loading Area:**
 - All deliveries and trash pick up shall occur during non-peak hours
 - Loading shall be on site, no loading and unloading of goods shall be permitted on any

- public street.
- Delivery vehicles shall not exceed (add gross vehicle weight)
- **Other:**
 - Standard BMP conditions
 - No music shall be audible from adjacent properties
 - The cleaning of kitchen mats shall occur on-site between 3:30 p.m. and 6:00 p.m. and the location shall have an area drain
 - The trash enclosure shall be covered and the area shall have an area drain
 - No street widening of Lincoln Blvd. is supported. Any dedicated area should be used for additional landscaping.
 - If the restaurant is sold, the new owner shall file for a plan approval to review the CUB and CCR

2ND LUPC MEETING: July ____, 2013.

TRAFFIC STUDY

Subsequent to this community meeting, the applicant had a traffic study prepared by Linscott, Law & Greenspan, Engineers (see attached) that was received by the Department of Transportation (DOT) on April 10, 2013

DOT's review of the study determined that the "proposed project will not have any significant traffic impacts at any of the studied intersections or neighborhood street segments" at the studied intersections. (City of Los Angeles Inter-departmental Correspondence from DOT to Department of City Planning, dated May 16, 2013)

In the interim, and becoming effective March 13, 2013, the City of Los Angeles Planning Department adopted a citywide Bicycle Parking ordinance (No. 182386) that requires short term and long term bicycle parking be provided by commercial, industrial and manufacturing uses under 10,000 square feet. The new ordinance allows a percentage of automobile parking spaces to be reduced in relationship to the number of bicycle spaces being provided on a site.

In compliance with this ordinance, the applicant is exceeding the biking ordinance requirements by proposing 13 long term and short term bicycle parking spaces (4 required + 9 additional non-required spaces). Although the applicant is permitted to reduce the number of automobile parking spaces by 20% (4 spaces), he has elected to maintain the original 20 spaces proposed.

VCZSP- PROJECT PERMIT – The proposed project is in full compliance with the VCZSP

The proposed project complies with all sections of the General Land Use and Development Regulations.

Pursuant to the Venice Specific Plan Section 10.G. Oakwood, Milwood, Southeast Venice subarea, the proposed project complies with all sections of the Land Use and Development Regulations for Subareas.

1. **Land Use Limitations.** A Restaurant is a permitted use in the C2 zone – there are no VCZSP limitations regarding land use for this site .
2. **Density.** This project is not a residential project, therefore this section is not applicable.

3. Height.

- a. This project is in compliance and has a varied roofline with an initial height of 16' 8½" to 27' 9" at its highest elevation, which is well within the required maximum height of 30 feet. The articulated roof design is well within the 30 feet and the required set back guidelines.

4. Access

- a. The project is in compliance. No alleyways exist at this location and access will be from two of the four existing driveway curb cuts (two of the existing four curb cuts will be eliminated altogether).

13.D Parking. the proposed project complies:

A. Parking Requirements. Project complies per section 13.D.

D. Parking Requirement Table.

Pursuant to the "Businesses and Commercial Uses / Restaurants" section which Requires one parking space for each 50 square feet of Service Floor (including outdoor service areas):

987.07 Square Feet of interior and exterior dining are proposed
1,000 ÷ 50 square foot requirement = 20 parking spaces

The project is providing 20 automobile parking spaces.

E. BEACH IMPACT ZONE PARKING REQUIREMENTS

The project is not within a beach impact zone.

Pursuant to the Venice Specific Plan Section 11 COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS, being located along Lincoln Blvd., the proposed project is exempt from the regulations B 1 (a-e).

VCZSP COMMERCIAL DEVELOPMENT applicable sections:

1. (a-e) exempt

3. Floor Area Ratio: [0.5 to 1 for retail only, including restaurants]

FAR: 3,717.2 / 13,360.20 = .28 to 1

5. Access

- b. The project is in compliance. No alleyways exist at this location and access will be from two of the four existing driveway curb cuts (two of the existing four curb cuts will be eliminated altogether).
- c. The project is not adjacent to Ocean Front walk and this section does not apply.
- d. The project is not adjacent to Pacific Avenue and this section does not apply.

6. Landscaping

- a. The project is in compliance. All open areas shall be landscaped and applicable plant materials are incorporated per Appendix B.
- b. The project is in compliance. Please see landscape plan.

7. Lighting

The project is in compliance.

8. Trash

The project is in compliance and will provide trash enclosures for regular and recyclable trash.

1. Landscaping

The project is in compliance with LAMC Section 12.21 A6.

The project is in compliance with LAMC Section 12.21 A6.
The project is in compliance as it does not apply to this project.

The project is in compliance with the Lincoln Boulevard Community Design Overlay District:

COMPLIANCE REVIEW

The entire project is in compliance with the requirements of the Community Design Overlay District. Please see the following stated compliances:

[Q] Conditions:

1. General

The entire project site is within the CDO boundaries and the project has been designed taking into consideration all of the guidelines and standards required.

2. Uses

- a. No residential uses are proposed
- b. No drive through facilities are proposed

3. Setbacks

The proposed restaurant building is located fronting Lincoln Boulevard and has a landscape setback of 5 feet.

4. Parking Lots and Structures

- a. The parking lot is located in the rear of this site.
- b. No parking structure is proposed. A surface parking lot located at the rear of the site is provided.
- c. No Parking structure is proposed.
- d. No Parking structure is proposed and no residential zoned properties adjoin the site.
- e. No Parking structure is proposed.

5. Storefront Transparency

The project has been design to include the required minimum 60 percent transparency.

Venice Blvd.: 62% transparency
Lincoln Blvd.: 68% transparency
Harding Blvd.: 61% transparency

6. Entrances

The primary entrance to the restaurant is located along Lincoln Boulevard.
Please see the Plot Plan sheet number A1

7. Appurtenance

- a. No security grilles are proposed.
- b. All utility lines will be installed will be underground.
- c. Utilities, storage areas, trash containers, air conditioning units, fire alarms, and similar equipment shall be placed to the rear of the site or underground when feasible. See plot plan

8. Fencing and Walls

No chain-link fencing is proposed.

9. Landscaping

- a. Six trees are provided along the rear property line. One tree for each 25 feet of lot width. (134.7' ÷ 25' = 5.38) + one tree = 7 total (See boxed note in sheet A-1 in plot plan)
- b. The project is in compliance. See boxed note in sheet A-1 in plot plan

10. Signage

- a. No off-site signs exist or are proposed. The proposed sign for this project is a wall sign that is in conformance with the signage CDO.
- b. There are no existing signs.
- c. Two wall signs, one each along two of the street frontages (Lincoln Blvd. and Venice Blvd) are proposed for this project located along each street frontage. See elevation plans, Sheet A-3.
- d. Per the CDO requirements, two signs ranging from 33 and 43.5 square feet in size would be permitted. The two signs proposed for this project are 20 square feet each in size, painted reverse can letters and backlit, and are well within the CDO requirements.

LUPC Report by: John Reed

Estimated number of hours of staff time: 11 hours