



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 www.VeniceNC.org

Email: Chair-LUPC@VeniceNC.org



STAFF REPORT [DRAFT]

Report Date: 9/20/2021
Staff: Michael Jensen
LUPC Date: 9/30/2021
VNC Date: TBD

OVERVIEW

Address: 218 S. Main St.

Applicant: Main St. Studios LLC

Representative: Jesse Feldman

Case No.: ENV-2020-7929-CE

ZA-2014-4079-CDP-CUB-SPP (related case)

Supporting Documents: [Supporting Documents](#)

Project Description: A conditional use Permit to allow continuation of the sale of beer and wine for onsite consumption to an existing 1,257 SF café with 29 interior seats operating from 6:00 a.m. to 12:00 a.m. Sunday through Wednesday and 6:00 a.m. to 1:00 a.m. Thursday through Saturday.

Staff Summary: The Project is a renewal of an existing CUB for onsite sale of beer and wine in connection with a café/restaurant with 250 SF of floor service area. The original CUP (5-year period) was issued in 2015 (planning case number ZA-2014-4079-CDP-CUB-SPP). No changes to the CUP are requested. As a result, this Project is eligible for a categorical exemption (CE) from CDP, SPP, and CUP process previously completed in 2014.

Requested Entitlement(s): 1) Categorical Exemption

Venice Sub-Area: North Venice

Zoning: M-1

Existing SF: 1,257 SF total, 250 SF service floor area

Proposed SF: No change

Proposed Parking: No onsite parking. Project received parking credits of 6 spaces based on pre-existing use and added 4 bicycle spaces to comply with additional space required for change of use, which was approved in 2014.

Number of Units: n/a

Mello Act Compliance: n/a

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COMPLIANCE WITH SPECIFIC PLAN

Setbacks: n/a
Height: n/a
Parking: n/a
ZAA/Waiver: n/a
**Mass, Character,
and Scale** n/a

COMMUNITY OUTREACH

Date: n/a
**Notification
Radius:**
**Summary of
Feedback:**

LUPC HEARING SUMMARY

Public Comment:
Board Comment:
**Recommended
Motion:**