



# Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 [www.VeniceNC.org](http://www.VeniceNC.org)

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## STAFF REPORT [FINAL]

**Report Date:** 10/8/2021  
**Staff:** Michael Jensen  
**LUPC Date:** 10/7/2021  
**VNC Date:** 10/21/2021

### OVERVIEW

**Address:** 2321 Abbot Kinney Blvd.

**Applicant:** F45 Training

**Representative:** Dana Prieto (on behalf of Applicant), Leslie Thomas & Megan Lawler (Architects)

**Case No.:** DIR-2021-7275-CDP-SPP

**Supporting Documents:** [Link to Supporting Documents](#)

**Project Description:** CDP & SPP FOR CHANGE OF USE OF THE RETAIL MARKET AND OFFICE TO FITNESS GYM/CAFE IN THE VENICE COASTAL ZONE AND C2-1 ZONE

**Staff Summary:** Project is the expansion of an existing gym (F45 Training) to include a neighboring unit (formerly French Market), which involves a change of use from retail market & office portions of existing building to fitness/gym/market/office (1,445 SF gym/729 SF). No new floor area will be added.

**Requested Entitlement(s):** 1) Coastal Development Permit (CDP)  
2) Specific Plan Project Compliance (SPP)

**Venice Sub-Area:** Oakwood-Milwood-Southeast Venice

**Zoning:** C-2

**Existing SF:** Private Fitness Studio – 1,445 SF  
Market & Café – 1,620 SF

**Proposed SF:** Private Fitness Studio – 2,160 SF  
Café – 905 SF (535 of which is patio seating)

**Proposed Parking:** 30 spaces with 52 bicycle spaces

**Mello Act Compliance:** N/A – no residential units are part of Project

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**COMPLIANCE WITH SPECIFIC PLAN**

**Setbacks:** N/A

**Height:** N/A

**Parking:** Pursuant to the Parking Table in Section 13.D of the Specific Plan, one space is required for per 150 SF for a health studio or club, and one space per 50 SF for restaurant (café). The existing certificate of occupancy requires 30 spaces for the building. Under current code requirements, 40 spaces are required for the existing use, resulting in a credit of 10 spaces.

As a result of the proposed use, the total parking required is 53 spaces—an increase of 13 spaces, meaning a total of 43 spaces are required (based on the credit of 10 spaces for pre-existing use). In the rear of the building, Applicant proposes adding 52 bicycle spaces in lieu of the 13 spaces under LAMC § 12.21.A (4), which permits up to 30% of car spaces to be replaced by bicycle spaces at the ratio of 4:1 so long as the Project is within 1,500 feet of a major transit stop.<sup>1</sup>

**ZAA/Waiver:** No waivers or adjustments are being requested.

**Mass, Character, and Scale** N/A

**COMMUNITY OUTREACH**

**Date:** 10/4/2021

**Notification Radius:** 250 ft.

**Summary of Feedback:** A handful of neighbors showed up at the site. Most are supportive of restoring the site, which previously had a fire and has sat vacant for some time. One neighbor was concerned regarding levels of noise early in the morning from work out classes. Applicant noted that the interior is being fitted with sound dampening devices, specialized insulation, and new HVAC system, which will obviate the need for open windows during training classes. Some neighbors recommended that Applicant seek to return for an alcohol permit to allow for sale of beer and wine (as was permitted by the French Market).

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<sup>1</sup> The Public Resources Code defines a “major transit stop” as a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. Venice Blvd. is within 1,500 feet of the Project, which likely qualifies as a major transit stop with bus service from the 33 on Venice Blvd. and 18 on Abbot Kinney Blvd.

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**LUPC HEARING SUMMARY**

**Public Comment:** Erica Moore requested more outreach and asked whether line of site from the second floor would intrude into

Jim commented that the street behind the site is in need of a sidewalk for pedestrian travel, unlocking gate access point, and lessening use of HVAC in later hours by utilizing windows.

**Board Comment:** Applicant noted the energy efficiency upgrades in insulation

**Recommended** Staff recommends approval of the Project as presented.

**Motion:** Michael Jensen moved to approve as presented; Chris Plourde seconds.

Roll call vote: 5-0-0