



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE
PO Box 550, Venice, CA 90294 www.VeniceNC.org
Email: Chair-LUPC@VeniceNC.org



LUPC STAFF REPORT [DRAFT]

Report Date: 2/28/2022

Staff: Andrew Mika

LUPC Date: 3/3/2022

VNC Date: TBD

<u>OVERVIEW</u>	
Address:	1217 Ocean Front Walk
Applicant:	Venice Waldorf LLC
Representative:	Elizabeth Peterson, Elizabeth Peterson Group, LLC
Case No.:	ZA-2020-1541-CUB-CU-CDP & ZA-2021-7223-CUB-CU-CDP
Project Description:	A CDP TO RE-ESTABLISH EXISTING RESTAURANT AND EXISTING BASEMENT THEATER.
Staff Summary:	<p>Applicant requests approval of a Coastal Development Permit to re-establish an existing restaurant and basement theater. The Coastal Development Permit request is associated with a conditional use permit request to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with an existing, a 1,276 SF restaurant having 43 interior seats located on the ground floor, an existing 748 SF basement theater with 49 seats, an existing 200 sq. ft. penthouse patio with 13 outdoor seats, and a new 645 sq. ft. bar with 17 seats located on the ground floor along with in-room mini-bars in 36 existing rooms in an existing 26,241 sq. ft. apartment hotel.</p> <p>Importantly, <u>no change of use is requested as part of the application</u>. The hotel included a restaurant and theater use in its 1969 Certificate of Occupancy.</p>
Requested Entitlement(s):	Conditional Use Permit for sale and consumption of alcohol (full line)
Venice Sub-Area:	North Venice
Zoning:	C1-1
Existing SF:	Existing building no change to the envelope

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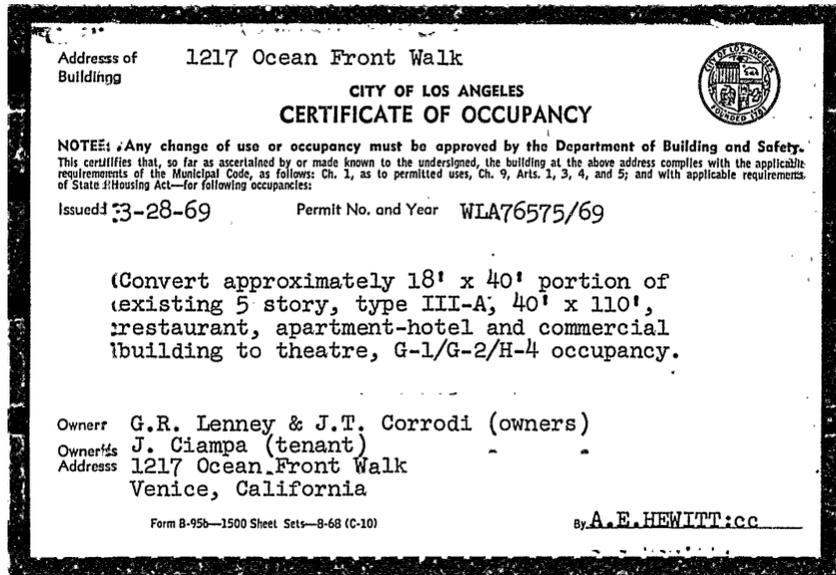
Proposed SF:	n/a
Proposed Parking:	0 (see below for explanation)
Number of Units:	0 (see below for explanation)
Mello Act Compliance:	No changes of use relating to hotel/residential uses and therefor no Mello Act analysis required. Building is complaint existing C of O (see drawings sheet SK-10).

COMPLIANCE WITH SPECIFIC PLAN

Setbacks: Existing building no change to the envelope

Height: Existing building no change to the envelope

Parking: No parking required due to non-conforming (“grandfathered”) use from 1969 certificate of occupancy (copy below). Notwithstanding, parking is available on the adjacent lot on a first come first serve basis. No covenant is required as part of entitlements requested due to non-conforming rights from 1969.



ZAA/Waiver: None.

Mass, Character, and Scale Project does not involve alteration of building’s footprint from original 1913 construction.

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COMMUNITY OUTREACH

Date: 8/13/2020, conducted via Zoom

Notification Radius: 500 feet

Summary of Feedback: According to applicant, 15-20 neighbors attended, mostly supporting the projects. Some attendees oppose project, alleging that hotel was illegally converted.

LUPC HEARING SUMMARY

Public Comment:

Board Comment:

Recommended Motion: Approve as presented.