



# Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

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

Email: Chair-[LUPC@VeniceNC.org](mailto:LUPC@VeniceNC.org)



## STAFF REPORT [DRAFT]

**Report Date:** 3/28/2022  
**Staff:** Michael Jensen  
**LUPC Date:** 3/31/2022  
**VNC Date:** TBD

### OVERVIEW

#### Case Information

Address: 1201 S. Abbot Kinney Blvd.  
Applicant: Abs/Blatteis / 1201 Abbot Kinney, LLC  
Representative: Veronique Trimble  
Case No.: DIR-2021-9140-CDP; ENV-2021-9141-CE

#### Project Description

Change of use from bar to retail in the Venice Coastal Zone Requested Entitlement(s):

### STAFF SUMMARY:

Venice Sub-Area: North Venice  
Zoning: C2  
Existing SF: 3,200 SF  
Proposed SF: 3,200 SF  
Proposed Parking: 0  
Number of Units: 0  
Melo Act Compliance: Not applicable to this Project.

Project involves reduction in intensity of use (bar to retail), which is being treated as a Venice Sign Off by the Planning Department. The VNC Board voted to return this case to LUPC for a hearing. The entitlement requested is entirely-by right and involves no change to the footprint or envelope of the existing building. Public comment during the VNC Board meeting intimated that this Project is opposed by the community because it will terminate the current tenant of the building, who is the adjacent neighbor (Butcher's Daughter).

### COMPLIANCE WITH SPECIFIC PLAN

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

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### **COMMUNITY OUTREACH**

Date: None.  
Notification Radius:  
Summary of Feedback:

### **LUPC HEARING SUMMARY**

Public Comment:

Board Comment:

Recommended Motion: