



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: 4/4/2022
Staff: Michael Jensen
LUPC Date: 4/7/2022
VNC Date: TBD

OVERVIEW

Case Information

Address: 209 Windward
Applicant: Sascha A Tohidi, Venice Cucina
Representative: None
Case No.: APCW-2019-6284-SPE-CUB-ZV-SPP-CDP

Project Description

CDP TO ALLOW CHANGE OF USE, SPE AND SPP TO PERMIT 0 PARKING, CUB TO ALLOW FULL LINE OF ALCOHOL

Staff Summary:

Venice Sub-Area: North Venice
Zoning: C2
Existing SF: 2,246 SF
Proposed SF: 2,246 SF
Proposed Parking: 0
Number of Units: 1
Melo Act Compliance: Dwelling unit is not being removed

Venice Cucina has operated at the location for many years, ostensibly without proper permits. Project involves bringing restaurant into compliance which requires change of use on the first floor of an existing SFD (SFD to remain on second floor). Project requires Specific Plan Exemption (SPE) to provide zero parking and zoning Variance (ZV) for no loading zone.

COMPLIANCE WITH SPECIFIC PLAN

Setbacks: n/a
Height: n/a
Parking: n/a
ZAA/Waiver: SPE for zero parking (9 spaces required by Specific Plan), ZV no loading zone
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: