



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

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

Email: Chair-LUPC@VeniceNC.org



STAFF REPORT

Report Date: 4/13/2022
Staff: Michael Jensen
LUPC Date: 4/7/2022
VNC Date: 4/19/22

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:

Jim Murez commented on reasoning for VNC Board sending case to LUPC and reiterating public comment from the VNC Board Meeting questioning why the owner would be seeking a change of use after renovations to create a restaurant.

Board Comment:

Board consensus is that owner's decision to convert coveted restaurant space on Abbot Kinney is unwise. But the choice to do so is, ultimately, owner's prerogative.

Recommended Motion:

LUPC recommends the VNC approve project, as presented.

Maker: Lauren Siegel
2nd: Corinne Baginski
Vote: 5-0-0-0-0