



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

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

Email: LUPC@VeniceNC.org



LUPC STAFF REPORT

PROJECT INFORMATION		
Date:	June 27, 2022 <input checked="" type="checkbox"/> Draft Report <input type="checkbox"/> Final Report	
Case Number:	ZA-2021-10671-CUB	
Address:	585 Venice Blvd	
Link to Planning Case:	https://planning.lacity.org/pdiscaseinfo/caseid/MjUzNzk50	
Subarea: (check one)	<input type="checkbox"/> Ballona Lagoon West Bank	<input checked="" type="checkbox"/> Oakwood-Milwood-Southeast Venice
	<input type="checkbox"/> Ballona Lagoon (Grand Canal) East Bank	<input type="checkbox"/> Venice Canals
	<input type="checkbox"/> Silver Strand	<input type="checkbox"/> North Venice
	<input type="checkbox"/> Marina Peninsula	<input type="checkbox"/> Oxford Triangle
Project Type: (check all that apply)	<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial
	<input type="checkbox"/> Walk Street	<input type="checkbox"/> Zoning Variance or Waiver
	<input type="checkbox"/> Zoning Admin. Adjustment	<input type="checkbox"/> Specific Plan Exemption
	<input type="checkbox"/> De Minimus	<input checked="" type="checkbox"/> Other: CUP
LUPC Staff:	Andrew Mika	
Project Description:	A CUP FOR THE SALE AND SERVICE OF BEER & WINE FOR OFF-SITE CONSUMPTION WITH AN EXISTING MARKET.	
Requested Entitlement:	Conditional Use Permit for off-sale beer and wine and hosting tastings by beer and wine producers	
COMMUNITY OUTREACH		
Date:	6/13/22	
Notification Radius:	500 feet	
Summary of Feedback:	no feedback, no neighbors joined	
LUPC HEARING SUMMARY		
Public Comment:	Public comment alleged existing use was not compliant with parking requirements.	
Motion:	LUPC recommends VNC approve the project as presented.	
Maker / 2nd:	Andrew Mika / Barry Cassilly	
Vote:	Yea: 6 / Nay: 0 / Abstain: 0 / Recuse: 0 / Ineligible: 0	

FINDINGS

SECTION 8.A. EXEMPTION TO SPECIFIC PLAN PROJECT COMPLIANCE PERMIT (ALL PROJECTS)
The Project qualifies for an Administrative Clearance/Specific Plan Project Compliance is not required (pursuant to Section 8 of the Venice Specific Plan) for at least one of the reasons below.
8.A.1. Dual Jurisdiction Area <input type="checkbox"/> Any improvement to an existing single or multiple-family dwelling unit that is <u>not</u> located on a Walk Street
8.A.2. Single Jurisdiction Area <input type="checkbox"/> Any improvement to an existing single or multiple-family dwelling unit that is not located on a Walk Street; <input type="checkbox"/> New construction of one single family dwelling unit, and not more than two condominium units, <u>not</u> located on a Walk Street; <input type="checkbox"/> New construction of ≤ 4 dwelling units, <u>not</u> located on a Walk Street; <input type="checkbox"/> Demolition of ≤ 4 dwelling units.
8.A.3. Commercial/Industrial Projects <input type="checkbox"/> Any improvement to an existing commercial or industrial structure of any Venice Coastal Development Project that increases the total occupant load, required parking or customer area by less than 10%.
8.A.4. Coastal Commission Categorical Exclusion <input type="checkbox"/> Any Venice Coastal Development Project that has been Categorical Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.

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SECTION 9.A.2 - DEVELOPMENT STANDARDS (ALL PROJECTS)	
The Project complies with the Development Standards of Section 9.A.2 of the Venice Coastal Zone Specific Plan – see requirements below.	
Regulation	Complies
a. Access to subterranean parking shall be from an alley, where an alley exists, and all subterranean parking shall be fully below natural grade and shall not be visible from the street. Existing, non-conforming parking	<input type="checkbox"/>
b. Buildings shall be designed with visual breaks or Architectural Features, including balconies or terraces, with a change of material or a break in the plane for every 20 feet in horizontal length and every 15 vertical feet. Residential buildings shall provide habitable space on the Ground Floor, a ground level entrance, and landscaping and windows fronting the street.	<input checked="" type="checkbox"/>
c. In the RD and R3 multiple-family zones, construction on the single building site may combine the density of the previously established lots. Not applicable to commercial project.	<input type="checkbox"/>
d. For residential Venice Coastal Development Projects, front porches, bays and balconies shall be provided to maximize architectural variety. Not applicable to commercial project.	<input type="checkbox"/>
e. In the Oakwood and Marina Peninsula neighborhoods, if the building footprint of a structure extends across all three consolidated lots, the structure shall be designed to appear to be two or more distinct buildings. The structure may be joined in the rear. All development standards in Subsections 2 a through 2 d shall also apply. Not applicable to single lot.	<input type="checkbox"/>

LUPC STAFF REPORT FINDINGS (CONT'D)

DEVELOPMENT STANDARDS (OAKWOOD-MILWOOD-SOUTHEAST VENICE SUBAREA)		
Regulation	Proposed Project	Complies
9.C. Roof Access Structure Height/Size. <ul style="list-style-type: none"> • 10 ft. maximum above flat roof (25 ft.) • Area ≤ 100 SF 	n/a	<input type="checkbox"/>
10.G.1. Land Use Limitation. <ul style="list-style-type: none"> • Lots designated Community Commercial and located along Rose Avenue, between 7th and 4th Avenues, no second floor retail use is permitted. 	n/a	<input type="checkbox"/>
10.G.2. Density.		
a. Residential Zones. <ol style="list-style-type: none"> (1) R2 Zone. 2 units per lot on lots <5,000 SF; If lot >5,000 SF, 1 additional unit for each add'l 2,000 SF, provided that the dwelling unit is a Replacement Affordable Unit. (2) RD1.5 and RD2 Zones. 2 units per lot for all lots; provided, however, that >4,000 SF lot may have 1 additional unit for each additional 1,500 SF in the RD1.5 Zone, and 1 additional unit for each additional 2,000 SF in the RD2 Zone, provided the additional unit is a Replacement Affordable Unit. (3) R3 Zone <ol style="list-style-type: none"> (i) north of N. Venice and south of Victoria; south of S. Venice and north of Harding and Woodlawn, east of Zeno only; and north of Washington Blvd., and south of Van Buren and Harrison shall be developed as permitted by the R3 Zone (1 unit per 800 SF lot area). (ii) All other lots. Max. of 2 units, provided 1 unit per 1,200 SF; 1 add'l unit for each add'l 1,200 SF if the dwelling unit is a Replacement Affordable Unit. 	n/a	<input type="checkbox"/>
b. Commercial Zones. No residential Venice Coastal Development Project on a commercially-zoned lot shall exceed a density of that allowed in the R3 Zone.	n/a	<input type="checkbox"/>
10.G.3. Height.		
a. Venice Coastal Development Projects with a Flat Roof shall not exceed a maximum height of 25 feet. Venice Coastal Development Projects with a Varied Roofline shall not exceed a maximum height of 30 feet, provided that any portion of the roof that exceeds 25 feet is set back from the required front yard at least one foot in depth for every foot in height above 25 feet.	n/a	<input checked="" type="checkbox"/>
b. Walk Streets. Notwithstanding Paragraph a above, Venice Coastal Development Projects fronting on Walk Streets shall not exceed a maximum height of 28 feet.	n/a	<input type="checkbox"/>
10.G.4. Parking Access.		
a. Access from alley, unless DOT determines not feasible.	Existing, non-conforming parking from S. Venice Blvd.	<input type="checkbox"/>

DEVELOPMENT STANDARDS (OAKWOOD-MILWOOD-SOUTHEAST VENICE SUBAREA)		
Regulation	Proposed Project	Complies
b. Vehicular access to Venice Coastal Development Projects located adjacent to Walk Streets shall be provided from streets or alleys other than Walk Streets.	n/a	<input type="checkbox"/>

DEVELOPMENT STANDARDS (COMMERCIAL PROJECTS)		
Regulation	Proposed Project	Complies
11.B.1. Ground Floor Commercial Development.		
The following regulations shall apply to all commercial Venice Coastal Development Projects, which are new buildings or additions, except that commercial lots along Lincoln Boulevard, Washington Boulevard east of Oxford Avenue and in the Oxford Triangle Subarea are exempt from the following requirements:		
a. The Venice Coastal Development Project shall include a Street Wall, which shall extend for at least 65 percent of the length of the Building Frontage, and shall be located at the lot line or within five feet of the lot line, except that commercial buildings located on Ocean Front Walk shall have the Street Wall set zero feet from the building line. If the Street Wall is adjacent to a sidewalk cafe, public plaza, retail courtyard, arcade, or landscaped area, the Street Wall may be set back a maximum of 15 feet along the portion of the Venice Coastal Development Project that consists of the cafe, plaza, courtyard, landscaping or arcade. These areas shall not be considered in calculating the buildable area of a Venice Coastal Development Project, but with the exception of areas used only for landscaping, shall be considered in calculations for required parking. The required Street Wall at the Ground Floor shall have a minimum height of 13 feet.	n/a - no new construction or change of use	<input type="checkbox"/>
b. At least 50 percent of the area of the Ground Floor Street Wall of a commercial Venice Coastal Development Project shall be devoted to pedestrian entrances, display windows or windows offering views into retail, office gallery or lobby space.	n/a - no new construction or change of use	<input type="checkbox"/>
c. Blank Walls shall be limited to segments of 15 feet in length, except that Blank Walls that contain a vehicle entry door shall be limited to the width of the door plus five feet.	n/a - no new construction or change of use	<input type="checkbox"/>
d. All Venice Coastal Development Projects shall provide at least one pedestrian entrance into each business or use for each Store Frontage.	n/a - no new construction or change of use	<input type="checkbox"/>
e. Ground Floor exterior building walls that face rear parking areas shall provide a pedestrian entrance into the building.	n/a - no new construction or change of use	<input type="checkbox"/>
11.B.2. Abbot Kinney Boulevard Ground Floor Commercial.		
Development. In addition to Section 11 B 1 of this Specific Plan, the following requirements shall apply to all commercial Venice Coastal Development Projects that are new buildings or additions located along Abbot Kinney Boulevard between Brooks Avenue and Palms Boulevard.		
a. At the Ground Floor, continuous and unarticulated glass curtain walls shall not be permitted. Facades of buildings shall be divided into individual store fronts.	n/a - no new construction or change of use	<input type="checkbox"/>

DEVELOPMENT STANDARDS (COMMERCIAL PROJECTS)		
Regulation	Proposed Project	Complies
b. Large expanses of glass shall be subdivided into units not larger than six feet wide separated by the mullions.	n/a - no new construction or change of use	<input type="checkbox"/>
c. No store front windows shall be lower than 12 inches above sidewalk grade. The windows shall have a solid base surfaced with high quality materials, such as a ceramic tile, marble, granite, limestone, slate, brick, wood or similar materials approved by the Planning Director. The top of the window shall not extend to the ceiling height, and shall be capped with an Architectural Feature.	n/a - no new construction or change of use	<input type="checkbox"/>
11.B.3. Floor Area Ratio. In all commercial zones, floor area ratio (FAR) shall be limited to: <ul style="list-style-type: none"> • 0.5 to 1 for retail only, including restaurants • to 1 for retail/office • 1.5 to 1 for retail and/or office and residential 	n/a - no new construction or change of use	<input type="checkbox"/>
11.B.4. Building Separation. A minimum of five feet shall be provided between commercial and residential buildings, except for mixed-use Venice Coastal Development Projects.	n/a - no new construction or change of use	<input type="checkbox"/>
11.B.5. Access.		
a. Development Projects shall be provided from alleys unless the Department of Transportation determines that it is not Feasible. New and existing curb cuts shall be minimized in order to protect and maximize public on-street parking opportunities.	n/a - no new construction or change of use	<input type="checkbox"/>
b. Driveways and vehicular access to Venice Coastal Development Projects adjacent to Ocean Front Walk shall be provided from Speedway, unless the Department of Transportation determines that it is not Feasible. In no case shall vehicular access be permitted from Ocean Front Walk.	n/a - no new construction or change of use	<input type="checkbox"/>
c. Driveways and vehicular access to Venice Coastal Development Projects adjacent to Pacific Avenue shall be provided from streets other than Pacific Avenue, unless the Department of Transportation determines that it is not Feasible.	n/a - no new construction or change of use	<input type="checkbox"/>
11.B.6. Landscaping.		
a. Any open portion of the lot on which the Venice Coastal Development Project is located, which is not used for buildings, parkways, driveways, or other access features, shall be landscaped. A list of applicable plant materials appears in the attached Appendix B.	n/a - no new construction or change of use	<input type="checkbox"/>
b. A landscape development plan prepared by a State licensed landscape architect, State licensed architect or landscaped contractor shall be submitted to the Director of Planning for review and approval. This plan shall include the location of a permanent underground sprinkler system designed to insure complete coverage of all plant materials.	n/a - no new construction or change of use	<input type="checkbox"/>

DEVELOPMENT STANDARDS (COMMERCIAL PROJECTS)		
Regulation	Proposed Project	Complies
11.B.7. Light. Lighting from commercial Venice Coastal Development Projects shall be directed away from residential Venice Coastal Development Projects and Environmentally Sensitive Habitat Areas.	n/a - no new construction or change of use	<input type="checkbox"/>
11.B.8. Trash. Venice Coastal Development Projects shall have trash enclosures for regular and recyclable trash.	n/a - no new construction or change of use	<input type="checkbox"/>
11.C. Ground Floor Industrial Development. ≥ 65% of the total width for the first 12 feet of elevation of any new building or addition that is parallel to and facing the street, shall be devoted to entrances, eye-level displays, a contrast in wall treatment, an offset wall line or other decorative features. Outdoor seating and/or landscaping shall be used to enhance visual interest and pedestrian vitality.	n/a - no new construction or change of use	<input type="checkbox"/>
11.D. Parking Structures and Lots. The following shall apply to any new parking structure or surface parking lot or any addition to a parking structure or surface parking lot:	n/a - no new construction or change of use	<input type="checkbox"/>
a. All parking areas shall be improved and landscaped in accordance with LAMC Section 12.21 A 6.	n/a - no new construction or change of use	<input type="checkbox"/>
b. For any new or addition to a surface parking lot that abuts a public street or is located across an alleyway from an R1 or more restrictive zone, except at pedestrian or vehicle entrances, a three-foot wide area shall be provided along the perimeter of the portion of the lot abutting the public street and shall be fully landscaped with lawn, trees, shrubs or suitable ground cover. In addition, a three-foot high decorative masonry wall, as measured from the highest point of elevation of the finished surface of the ground, paving or sidewalk immediately adjacent to the wall, shall be located between the parking lot and the landscaped area. However, where a three-foot high landscaped berm is provided within the landscaped area, the wall shall not be required. Vines and shrubs shall be planted along the sides of the wall facing the street to screen the wall without blocking visibility into the parking area as required by LAMC Section 12.21 A6(f).	n/a - no new construction or change of use	<input type="checkbox"/>
c. All surface parking abutting an R1 Zone or more restrictive zone shall be screened by a decorative masonry wall, a minimum of five feet and nine inches and a maximum of eight feet in height, as measured from the highest point of elevation of the finished surface of the ground, paving or sidewalk immediately adjacent to the wall. The wall shall have a top cap, and the split-faced side shall face the adjacent residential zone. The wall shall be placed on the lot line that is adjacent to the R1 or more restrictive zone.	n/a - no new construction or change of use	<input type="checkbox"/>

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Regulation	Proposed Project	Complies
11.D.2. Parking Structures. In multi-level parking structures, where there is parking on the Ground Floor, 70 percent of the frontage of the Ground Floor along the property line that adjoins a public street shall contain financial services, neighborhood retail, neighborhood services or other related uses permitted by the zone and determined by the Director of Planning.	n/a - no new construction or change of use	<input type="checkbox"/>