



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:	10/24/2024	<input checked="" type="checkbox"/> Draft Report <input type="checkbox"/> Final Report
Case Number:	ZA-2024-2949-CDP-ZV- CUB-SPPC	
Address:	38 Market Street, Venice 90291	
Link to Planning Case:		
LUPC Staff:	Mark Mack	
Subarea: (check one)	<input type="checkbox"/> Ballona Lagoon West Bank	<input 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 checked="" 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 checked="" type="checkbox"/> Commercial
	<input type="checkbox"/> Walk Street	<input type="checkbox"/> Zoning Variance or Waiver
	<input checked="" type="checkbox"/> Zoning Admin. Adjustment	<input type="checkbox"/> Specific Plan Exemption
	<input type="checkbox"/> Other: Click here to enter text.	
Project Description:	CDP for a change of use of a non-conforming single story manufacturing facility to restaurant with ground floor dining patio and roof deck dining area	
Requested Entitlement(s):	Zoning Change, Certificate of occupancy, etc.	
Staff Summary of Pros and Cons:	<p>This project would continue the restaurant use already established on Market street and enliven the West end of the street. The rooftop use will have a visual connection to the Boardwalk and establishes an upgrade to the existing car parking spaces situated there.</p> <p>The layout of the restaurant and its kitchen is well designed and optimizes the existing structure. The character of the street with its former industrial and manufacturing buildings is well preserved and minimizes alterations to the facade and structure.</p> <p>The parking required is met with a generous accounting of cycle parking and an offsite parking agreement. 55 Required Parking = 9 on site Parking + 20 grandfathered parking spaces + 10 next door off site mechanical parking + 27 Biking stalls on Market street +13 Biking stalls inside the restaurant?</p>	

LUPC HEARING SUMMARY

Public Comment:	
Motion:	
Maker / 2nd:	Click here to enter text. / Click here to enter text.
Vote:	Yea: ____ / Nay: ____ / Abstain: ____ / Recuse: ____ / Ineligible:

VENICE COASTAL ZONE SPECIFIC PLAN (VCZSP) FINDINGS			
	VCZSP Requirement(s)	Proposed by Project	Project Complies
Use			<input type="checkbox"/> Yes <input type="checkbox"/> No
Density			<input type="checkbox"/> Yes <input type="checkbox"/> No
Height			<input type="checkbox"/> Yes <input type="checkbox"/> No
Setbacks/ Yard	Front: Back: Side:	Front: Back: Side:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Roof Access Structure	10 ft. height / 100 SF maximum		<input type="checkbox"/> Yes <input type="checkbox"/> No
Parking			<input type="checkbox"/> Yes <input type="checkbox"/> No
Density			<input type="checkbox"/> Yes <input type="checkbox"/> No
FAR			<input type="checkbox"/> Yes <input type="checkbox"/> No
Other Requirements (if any)			<input type="checkbox"/> Yes <input type="checkbox"/> No