



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:	<input type="checkbox"/> Draft Report <input type="checkbox"/> Final Report	
Case Number:	APCW-2024-4822-CDP-CUB-SPPC-SPPE	
Address:	40-48 E. Windward Avenue	
Link to Planning Case:	https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/APCW-2024-4822-CDP-CUB-SPPC-SPPE	
LUPC Staff:		
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 type="checkbox"/> Zoning Admin. Adjustment	<input checked="" type="checkbox"/> Specific Plan Exemption
	<input type="checkbox"/> Other: Click here to enter text.	
Project Description:	Demolition of an existing 1-story commercial building and construction of a new 2-story restaurant and bar with Al Fresco dining.	
Requested Entitlement(s):	Coastal Development Permit & Project Compliance: demolition of a one-story commercial building and the core-and-shell construction of a new two-story restaurant and bar with a roof deck, outdoor dining extending onto a patio over an arcade and in the public right-of-way, and alcohol service for all service dining areas. Conditional Use Permit: sale and dispensing of a full line of alcoholic beverages associated with a future restaurant and bar establishment. Project Exceptions: (1) allow a 1.33:1 floor area ratio (FAR) in lieu of 0.5:1 FAR, and (2) to allow a 205 square foot roof access structure with an overhang, in lieu of 100 square feet.	
Staff Summary of Pros and Cons:		
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