



# Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 | [www.VeniceNC.org](http://www.VeniceNC.org)

Email: [Chair-LUPC@VeniceNC.org](mailto:Chair-LUPC@VeniceNC.org)



## Land Use & Planning Committee (LUPC) STAFF REPORT May 19, 2026

City Case No: APCW-2025-2220-CDP-SPPE-SPPC-~~CUB~~-CU2

CEQA Case No: ENV-2025-2222-CE

Related City Case No(s): none

Address of Project: 305 Rose Ave/254 Hampton Dr

Applicant/Property Owner: Max Zeff, Kalonymus Development Partners, LLC

Applicant's Representative: Brian Silveira / Brian Silveira Associates

Standard of Review: Coastal Act, with certified Land Use Plan (LUP) as guidance (CDP)  
Venice Community Plan  
State Assembly Bill 2097  
Specific Plan Exception (SPPE)  
~~Conditional Use Alcoholic Beverage (CUB)~~  
Conditional Use (CU2)

Coastal Zone: Single Permit Jurisdiction

City Hearing: TBD

Email for City Planner: [Sienna.Kuo@lacity.org](mailto:Sienna.Kuo@lacity.org)

LUPC Staff assigned: Mark Mack / [mark.mack@venicenc.org](mailto:mark.mack@venicenc.org)

### **I. Detailed Project Description:**

The adaptive re-use and interior renovation to convert a 5,759 SF 1905 Historical Place Church (appears in Historic Places LA) with lapsed use rights, to a neighborhood private social club and co-working space, with no parking provided. All outside areas are removed from use, including roof deck and patio.

Hours of operation are limited to Sunday – Wednesday 7 am to 10 pm, Thursday 7 am to 11 pm, & Friday – Saturday 7 am to 12:30 am.

The request for a CUB for the onsite sale of alcoholic beverages has been withdrawn. Email from City Planner confirming the removal of the CUB entitlement:

From: Ira Brown <[ira.brown@lacity.org](mailto:ira.brown@lacity.org)>  
Date: Mon, Feb 23, 2026 at 11:16 AM  
Subject: Re: 305 E Rose Avenue - plans updated for soundproofing (no change to layout)  
To: Brian Silveira <[brian@bsilveira.associates](mailto:brian@bsilveira.associates)>  
Cc: Sienna Kuo <[sienna.kuo@lacity.org](mailto:sienna.kuo@lacity.org)>, Kevin Scott <[kevin@bsilveira.associates](mailto:kevin@bsilveira.associates)>, Sean Silva <[sean.silva@lacity.org](mailto:sean.silva@lacity.org)>

Hello Brian

Staff has removed the CUB entitlement request as requested. Please note that staff only prepare formal withdrawal letters when an entire case is withdrawn.

Ira

## II. Motion:

The Venice Neighborhood Council recommends the City's approval of the project at 305 Rose Ave with following conditions, which are based on recent applications for similar uses in the Coastal Zone:

1. The stated authorized use shall be conducted at all times with due regard for the character of the surrounding neighborhood. The required conditions are necessary for the protection of persons in the neighborhood and occupants of adjacent property. All outside areas are removed from use, including roof deck and patio. Hours of operation are limited to Sunday - Wednesday 7 am to 10 pm, Thursday from 7 am to 11 pm, and Friday - Saturday 7 am to 12:30 am.
2. The applicant agrees to sound containment and abatement measures on the interior and exterior of the project. As the project is envisioned as a private club the likelihood of noise leaking out to the immediate neighbors to the east and north of the project site at some level is guaranteed. Thus, precise sound abatement measures and covenants shall be in place as part of the permitted use. The applicant will implement the following sound abatement procedures:
  - a. Adding a double sound wall to all interior walls that face the abutting neighbors and alley
  - b. Closing, boarding up openings with a sound abating wall on the interior windows that abut to immediate neighbors on the historic and annex part of the building
  - c. Upgrading all other windows to a triple pane window system
3. Lighting shall be installed in all areas within and surrounding the business in conformance with the Los Angeles Municipal Code. The exterior lighting shall be such that it renders all objects and persons clearly yet is not a nuisance to immediate neighbors.
4. Trash bins shall be located to the rear of the building and shall be enclosed and screened from view. Trash collection shall be scheduled in order to prevent trash from overflowing.
5. No smoking shall be permitted anywhere on the premises. No smoking signs shall be posted on the premises, including the roof-top deck.

6. All unauthorized graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 48 hours of its occurrence.
7. Arrangements shall be made with surrounding paid and publicly accessible parking lots for parking of vehicles when member events are taking place, and a safe pick up, and drop off space adjacent to the project shall be designated.
8. Green Space additions and Urban beautification: This project lacks green and permeable space, therefore the continuation of urban trees on the parkway on Rose Ave and Hampton Dr and the landscaping in the paved open area should be part of this project. A landscape plan with these changes shall be part of the permitted project.
9. Complaint Log: A phone number and an email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations: Entry, visible to pedestrians, and at the Customer service desk, front desk or near registration desks. The applicant shall maintain a log of all calls and emails, detailing: (i) date complaint received; (ii) nature of complaint, and (iii) the manner in which the complaint was resolved. This log shall be made available upon request and presented as part of the application if and when a new application to continue or enhance the operation is submitted. Complaints shall be responded to within 48 hours.
10. No dancing, live music, amplified sound, or sublease as an event space shall be allowed.

Moved by Mark Mack, seconded by Mehrnoosh Mojallali, and approved by the Committee 7-0-0 (1 absent, 1 open position).

### III. Pros & Cons of Project:

#### A. Positive aspects of project:

The proposed project preserves and restores an historic Venice building while returning a currently vacant, boarded-up corner at Hampton Dr and Rose Ave to active use. This change will eliminate the visual and functional impacts and blight of long-term vacancy and significantly improve the site and its surroundings. Thoughtful landscaping, improved lighting, and sound attenuation measures will create a more welcoming, well-maintained, and actively used corner for the neighborhood.

The project protects visual resources and Venice's Special Coastal Community status by preserving an historic coastal resource, which is key to Venice maintaining that status.

The CUB entitlement request was withdrawn, and the applicant has agreed that no live music events or interior amplified sound events shall be allowed.

#### B. Negative aspects of project:

Concerns include a lack of parking and the possibility of adverse noise impacts on the neighbors from its proposed use. Further, the somewhat vague definition of the building's use as a neighborhood private social club and co-working space and the lack of a current operator or specific type of operation adds to the uncertainty of the operation. Even though the CUB entitlement was withdrawn, there is the possibility that a CUB would be requested in the future.

#### IV. Neighborhood Outreach/Summary of Community Input:

On May 17<sup>th</sup>, the VNC Board, some LUPC members and others received a letter of opposition to proposed private club – from Lori Cozen-Geller, with attached petition containing exactly 100 signatures from local Venice stakeholders/residents in opposition to the project. There are other ways the property can be revitalized besides a social club, an over-intensification of use, with proposed late-night operating hours, noise impacts no parking and refusal to record a covenant prohibiting future on-site alcohol. Community members expressed strong opposition to locating a social club directly abutting residential buildings and a deep concern over the lack of parking provided and how that would affect surrounding properties.

On May 13<sup>th</sup>, the applicant's representative forwarded an email received from a neighbor to the LUPC Chair that indicated that at least some signatures on the petition opposing the project may have been gathered through likely misleading or confusing descriptions of the project. According to the details of the email provided, the owner of the building behind the church soliciting signatures at at least one local business repeatedly characterized the project as a "night club," despite the project reportedly being proposed as a neighborhood private social club and co-working space, which is very different from a bar or night club. The email further indicates that several individuals challenged the person gathering the signatures re. her descriptions at the time, knowing they did not accurately reflect the nature of the application. As a result, the applicant's representative believes there is reason to question whether all petition signers were provided balanced and accurate information before signing in opposition. The applicant's representative also forwarded an email from the owner of the building behind the church to another neighbor and the applicant's representative describing a plan to coordinate with every property owner on the block to put their properties up for sale all at once to let developers see what they can and can't build on the properties lumped together.

##### **A. The applicant's representative conducted initial outreach and discussed issues with a few of the immediate neighbors:**

The owners of the property to the rear expressed concern that noise, security/crime issues, parking impacts, and alcohol consumption will negatively affect their property values.

The owner of the building to the east side on Rose Ave initially indicated that he could support the project if the alcohol was removed and the sound transmission issue in the old building was addressed. Since then, his concerns have shifted to sound transmission through the ground, and a claim that sound can never be adequately contained.

The applicant's representative has had phone calls and extensive email conversations with these two sets of neighbors.

Summary of the changes applicant has agreed to make to the plans since working with the immediate neighbors.

- Remove request for on-site alcohol sales (CUB).

- Remove rear patio/deck; there is no outdoor access at the rear.
- For annex building (not part of the historic resource):
  - All existing windows abutting the east side and rear neighbors will be walled off to prevent sound transmission.
  - Install double sound wall along all remaining interior walls.
  - Remaining windows in annex building facing Hampton will be upgraded to triple-pane glass.
- For original church building:
  - Install double sound wall adjacent to property to the east side, including behind existing windows.
  - Install double sound wall along interior walls facing Rose Ave and Hampton Dr.
  - Existing windows in sanctuary will be upgraded to triple-pane glass.
- Update floor plan layout to remove bar area.

On April 1st, the applicant's representative hosted a community meeting on zoom with Sean Silva, CD-11, and the same immediate neighbors plus the owner of the building behind the building to the east side. Alan Block, an attorney representing the neighbors to the rear, also attended. Applicant's representative's summary of the meeting:

- The church is an identified independent historic resource, redeveloping the site is not an option.
- Uses are limited to adaptive reuse; conversion to residential occupancy is not feasible as it is prohibitively expensive.
- Private club is a term that is not defined in the LAMC. This makes outreach difficult since it is not known exactly who the end user will be. For this reason, establishing conditions as guardrails for the future operator is important.
- The applicant's representative summarized the conditions volunteered in response to neighbor concerns (listed above).
- Alan Block asked if the applicant was willing to record a permanent deed restriction against the property to prevent future tenants from applying for alcohol permits.
- Alan Block asked what the applicant intended to do about parking. The applicant's representative explained that the church building had been there since the early 1900's and that parking has never been provided. Since it is not feasible for the applicant to demolish the building or change the occupancy type of the building, any future use would have to be an assembly occupancy, with no parking.
- Alan Block asked Sean Silva about the Council Office's position on the project. Sean Silva responded that he was very interested in the neighbors' input and that CD-11's position was to see the site activated in some form.

**B. Additional community input was received directly by LUPC both via email and at the LUPC meeting on April 9, 2026 on zoom, summarized as follows:**

Comments in support:

Approximately 40 support letters were received by the applicant, representing both neighbors and businesses, with 24 from Venice residents and others from outside the area. These supporters similarly acknowledge that there are limited use options available

to the property due to it being an institutional building in a residential zone, strongly support the preservation and repurposing of the original building rather than a developer demolishing and building something new, and believe that the proposed neighborhood social club and co-working space will add value to the neighborhood.

The owner should be commended for saving an historic building.

It is important to see something done with this building.

Comments opposed:

I don't want to become the sound police like I had to do with Andrew Keegan and his Full Circle disaster and not to mention the Hare Krishna at four in the morning chanting! Wow, only in Venice! There's no doubt we've had our fair share of noise nuisances, and we know how hard it is to police such a nightmare.

The problem we've had in the past with Full Circle and their #1000 + parties --they had people parking in our alley and driveways nonstop and the hours they would be talking loudly and disturbing the peace for sure with loud voices yelling on the phones-- the whole thing as you can imagine the club would have around it at night and the daytime. I would be working in my office in my garage and there would be cars, parked diagonal and parked parallel--so irritating--and there would be lots of people from Hampton walking in our alley smoking with a bottle of alcohol. It is beyond a nuisance, and I have plenty of friends and witnesses of the problem I had with the parking on my property. Along with my tenants, the noise of the people walking in the alley, the noise from the church and the vibrations from people walking in the alley smoking, loud voices, gatherings, talking at the corners of our buildings in the alley. It was terrible. That was my experience and it was not a good one. I do not want to go through anything like this again for any kind of club or social gathering.

We endure so much noise already from the illegal encampment in front of the Rose Café that even the thought of the noise increasing is stressful. To add to the stress level we endure already, I'm sure we would lose some of our RSO tenants. We all have the right to peace and quiet.

The retaining wall acts like a base drum, and the building cannot be sound proofed. The church's retaining wall is made up of bricks and soil that act as a huge drum that increases low frequency sounds that rumble and shake deep underground and is impossible to insulate. The retaining wall is 54 years old and has never been maintained by the new tenant. It has holes in the bricks, and we are not sure it could handle the extra weight from a social club use, which was not the intended use of this small church building.

The 15-foot alley separating the property from the adjacent residential uses will be used late at night for pick-ups and drop-offs. There will be loitering, too many Ubers stopping in the alley, security issues and sound issues, and it will completely disrupt the surrounding tenants' quality of life.

74 parking spaces are required by code for this project and yet the project proposes no parking. Where are the staff, club members and guests going to park?

A social club is not the answer. The owner does not know who the tenant may be or how the club and office space will be operated. What are the rules of the club? How many guests per member are allowed? How often are guests allowed?

The proposed project is a significant intensification of use of the subject property, with contiguous residential neighbors, in a residentially zoned neighborhood. The private club with its proposed co-working space is both a private social club and an office use. The church had limited use of only a few hours per week, and this project seeks continuous use between 15 – 18 hours a day, 7 days a week. An office use has already been denied for this property in 2014 and is not permitted in the residential zone without a zone variance, which is not a part of this application.

The owner won't agree to sign a covenant not to reapply in the future for the CUB for the on-site liquor use. This is piecemealing. The owner is a sophisticated property owner who purchased the property in 2021 and should have known the limits of the property use at the time of his purchase. The project isn't fair, it's a bad move, and the owner is being very greedy.

Operating a high-volume social club with low-frequency bass is a public health hazard. The building lacks modern seismic retrofitting and poses a direct fall hazard to neighboring properties, creating a significant life-safety risk. Because the church is built to the property line, there is no physical space for trash, leading to sanitation issues and potential biohazards. A full Environmental Impact Report (EIR) should be prepared and the proposed project denied.

Suggestions:

Other churches have been restored to be housing, which can be very cool.

I believe that having office spaces that cater to the tech industry would be great there but a social club with music and drinking for hundreds of their members in the evening is a recipe for disaster.

To protect the character and safety of the Oakwood community we request no alcohol sales or service and the project should operate strictly as a dry co-working or community space, hard closure at 9 pm daily to respect the right to quiet enjoyment of the immediate neighbors, mandatory soundproofing and registered testing – the applicant must be required to install professional-grade soundproofing and a registered acoustic professional must conduct field tests to certify that the building is fully contained and that no sound is audible beyond the property lines. The roof deck and any outdoor use must be removed from the project scope to prevent noise leakage and privacy violations for adjacent homeowners.

At the very beginning, we were told there were only two options--a social club or a homeless shelter. Of course, there are many options a developer the size of Carmel

Partners has, and this type of predatory tactic is really beneath them. We would like to have other options and would like to work with developers. In fact, we like developers, it's just got to be the right project. This project would only benefit the developers and not the neighbors. Let's work together on something more positive for everyone for we know this is a trophy area and can be used for a very positive development in the future. Unfortunately, this is not one of them.

### **C. LUPC Response/Discussion:**

This is a difficult situation as the applicant has the right to be able to do something with their property. LUPC reviewed approvals of other member clubs in the Coastal Zone, in Venice and Santa Monica, for appropriate conditions. See section IX below. The applicant has already agreed to many of the things requested by the neighbors. It is significant that the applicant has withdrawn the CUB application for the alcohol use, which is historically what has caused most of the significant nuisance activities by prior owner/management. Any future attempt to request an entitlement for alcohol must go through the City's CUB (conditional use for alcoholic beverages) public process, and approval is subject to strict findings that are especially difficult to meet when there is close proximity to residential uses. Also, the neighbors will have an opportunity to get to know the applicant's track record in managing the property and will know if they are a good neighbor.

The applicant has agreed to implement significant sound proofing protections, including recording studio caliber double sound walls to all interior walls that face the abutting neighbors and alley, as well as closing or boarding up openings to completely cover the windows so that they cannot open and upgrading all other windows to a triple pane window system.

With these significant changes, along with limiting hours of operation, there should not be the same types of nuisance impacts on the neighbors as before. The concerns raised seem to rely on comparisons to prior problematic operators that permitted alcohol, dancing, live music, and amplified outdoor activity – none of which are part of this proposal. It is not reasonable to assume that impacts associated with those past operations will recur under materially different conditions.

It is important to activate the property as unoccupied buildings are a serious problem.

## **V. Findings re. Entitlements:**

### **A. Coastal Development Permit (CDP) – Coastal Act & certified Land Use Plan (LUP) are standard of review**

#### **1. Parking/Coastal Access**

Coastal Act Section 30252 states: *The location and amount of new development should maintain and enhance public access to the coast by:*

- 1. facilitating the provision or extension of transit service*
- 2. providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads...*

4. providing adequate parking facilities or providing substitute means of serving the development with public transportation

The site is just outside the state Assembly Bill 2097 entitlement area. The surrounding areas in purple reflect the state's recognition of low parking necessity. This boundary (within ½ mile of "major transit") is somewhat arbitrary relative to actual mobility patterns.



For a CDP, the Coastal Act is the standard of review, not the uncertified City LAMC or Venice Coastal Zone Specific Plan (VCZSP) regulations. The proposed project is consistent with section 30252 of the Coastal Act because it is providing commercial facilities within or adjoining residential development, minimizing the use of coastal access roads, and it is providing for bicycle parking, which can be used as substitute means of serving the development and connecting with public transportation. Additionally, the area is well serviced by transit. The Santa Monica Big Blue Bus 1 line stops at nearby Rose Ave and Main St, and the Big Blue Bus 18 line stops at Rose Ave and 4<sup>th</sup> Ave. Both lines serve downtown Santa Monica and UCLA. In addition, Metro Bike Share, which provides convenient electric and non-electric short term bicycle rental, features a station at Rose Ave and Main St, less than 200 linear feet from the proposed development.

In addition, a requirement to add parking to the subject property would result in practical difficulties and is not feasible without demolishing all or at least a portion of an existing church with historic and architectural value, in violation of the LUP.

2. **Scenic and Visual Qualities**

Coastal Act Section 30251 Scenic and visual qualities states: *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.*

The project will not involve any additional square footage or increased height and thus will remain visually compatible in scale with the character of the surrounding area.

The structure is identified in Survey LA as a good example of eclectic architecture of its time, celebrating the diversity of architectural styles from the early 1900's, built in the earliest period of development in Venice.

Excerpt from SurveyLA Individual Resources 4.2.15:



Primary Address: 254 S HAMPTON DR  
 Other Address: 305 E ROSE AVE  
 Name: First Christian Church of Ocean Park  
 Year built: 1905  
 Architectural style: Vernacular; Tudor Revival

**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Religion and Spirituality, 1850-1980
Theme:	Religious Property Types, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Religion/Spirituality
Property sub type:	Religious Building
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Rare example of a 1900s church building in Venice; one of the only examples remaining from this period. Due to alterations including replacement of wall cladding, the property does not retain sufficient integrity to be eligible for listing in the National Register.

LUP Policy I. F. 2. Reuse and Renovation of Historic Structures states: *Wherever possible, the adaptive reuse and renovation of existing historic structures shall be encouraged so as to preserve the harmony and integrity of historic buildings identified in this LUP. This means...protecting rather than demolishing historic or culturally significant properties by finding compatible uses which may be housed in them that require a minimum alteration to the historic character of the structure and its environment...the existing character of building/house spaces and setbacks shall be maintained, the existing height, bulk and massing which serves as an important characteristic of the resource shall be retained.*

The proposed project adaptively reuses the 1905 church building, preserving its distinguishing architectural features, height, and setbacks. The repurposing of the 121-year-old 1905 church building as a neighborhood social club and co-working space represents the intent of this LUP policy.

Also, a study was done by a qualifying historic expert, who indicated that the building has been determined to be potentially eligible for historic designation at the state and/or the local level. The study also confirmed that, as proposed, the project would meet the applicable Secretary of the Interior Standards for Rehabilitation (Standards No. 9 and 10). The proposed alterations are compatible with, but differentiated from, the original church building in scale, proportion, and character.

The project conforms with the Coastal Act and LUP policies for Scenic and Visual Qualities because its façade and historic character and scale are being preserved.

**3. Environmental Justice Policy (n/a)**

**4. Cumulative Effect**

Coastal Act Section 30250 (a) states: *New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close*

*proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources...*

The project is not likely to create an adverse cumulative effect or an adverse precedent for other similar projects due to the unusual circumstances of the church use for 121 years with no parking provided.

## **5. Protection of Special Coastal Communities**

Coastal Act Section 30253(e) states: *New development shall do all of the following...(e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.*

LUP Policy Preservation of Venice as a Special Coastal Community:

*Policy I. E. 1. General. Venice's unique social and architectural diversity should be protected as a Special Coastal Community pursuant to Chapter 3 of the California Coastal Act of 1976.*

*Policy I. E. 2. Scale. New development within the Venice Coastal Zone shall respect the scale and character of community development. Buildings which are of a scale compatible with the community (with respect to bulk, height, buffer and setback) shall be encouraged. All new development and renovations should respect the scale, massing, and landscape of existing residential neighborhoods.*

*Policy I. E. 3. Architecture. Varied styles of architecture are encouraged with building facades which incorporate varied planes and textures while maintaining the neighborhood scale and massing.*

The building itself is a unique social and architectural asset, and its future use as a neighborhood social club and co-working space would protect the Special Coastal Community status of Venice because it entails the reuse and renovation of an historic structure. This strengthens Venice's Special Coastal Community status because the definition in the LUP of Special Coastal Community references its cultural, historical or architectural heritage:

*Special Coastal Community: an area recognized as an important visitor destination center on the coastline, characterized by a particular cultural, historical, or architectural heritage that is distinctive, provides opportunities for pedestrian and bicycle access for visitors to the coast, and adds to the visual attractiveness of the coast.*

- B. Density Bonus Act (DB): n/a**
- D. Mello Act (MEL): n/a**
- E. Housing Crisis Act (HCA): n/a**
- F. Priority Housing Program (PHP): n/a**
- G. Add any other applicable entitlements**

### **1. Specific Plan Project Exception (SPPE):**

An exception to the requirements of the VCZSP is requested in order to allow the provision of zero parking spaces in lieu of the 74 required for a 6,775 square foot private club use. The strict application of the regulations to the subject property would result in practical difficulties and unnecessary hardships inconsistent with the general purpose and intent of the VCZSP, as the inclusion of any automobile parking spaces would not be feasible without demolishing all or at least a portion of an existing church with historic and architectural value. Neither subterranean nor upper story parking are feasible as neither option would preserve the church building and adding upper stories would make the structure incompatible in mass and scale with surrounding development.

In addition, a change of use to residential would require compliance of the historic building with current building codes, which would necessitate a complete demolition and rebuild. As well, the configuration of the existing building makes converting it into a multi-family dwelling infeasible. Demolition of the building to build a residential structure on the property would be an unnecessary hardship. Establishing any use whatsoever on the property would require the provision of automobile parking spaces, and the building's footprint would not allow the addition of parking.

One of the stated purposes of the VCZSP is to implement the goals and policies of the Coastal Act. The LUP, which derives its authority from the Coastal Act, discusses adaptive reuse in Policy I.F.2, stating: *Wherever possible, the adaptive reuse and renovation of existing historic structures shall be encouraged so as to preserve the harmony and integrity of historic buildings identified in this LUP. This means...protecting rather than demolishing historic or culturally significant properties by finding compatible uses which may be housed in them that require a minimum alteration to the historic character of the structure and its environment.*

The establishment of a neighborhood social club and co-working space while maintaining the existing church structure is an example of such adaptive reuse. Also, the project does not propose any exterior structural changes, such as additional square footage or height or signage that might be out of character or scale for the neighborhood. The proposed project adaptively reuses the 1905 church building, preserving its distinguishing architectural features, height, and setbacks and allows its character to be maintained. Therefore, the proposed project is compatible with the intent of the LUP and the VCZSP.

In addition, a private club/co-working space would not be out of character for the area as the nearby land uses include not only residential uses but also restaurant uses as well as office, light manufacturing and other commercial uses. The property faces industrial and commercial uses in two directions. The church building was built in conformity with the commercial land use designation under which it was constructed in 1905 (the zoning was changed to residential in conjunction with a Venice Community Plan update in 1989).

See also A.1. Parking/Coastal Access above.

## **2. Conditional Use (CU2):**

As the project adaptively reuses a vacant historic structure and restores its use to something socially beneficial to the community, the project both enhances the built environment and provides a service to the community. As modified by the requested conditions, the proposed project revitalizes the existing church building and will be desirable to the public welfare as

it is near both residential and commercial uses. In addition, the adaptive reuse project supports the Venice Community Plan's goals of preserving and promoting existing uses, particularly small businesses, which characterize Venice's various neighborhoods, while preserving the historic, commercial and cultural character of the community.

**VI. Existing structure:**





**VII. Plans**

Renderings:





EAST ELEVATION  
3/16" = 1'-0" 2



WEST ELEVATION  
3/16" = 1'-0" 1

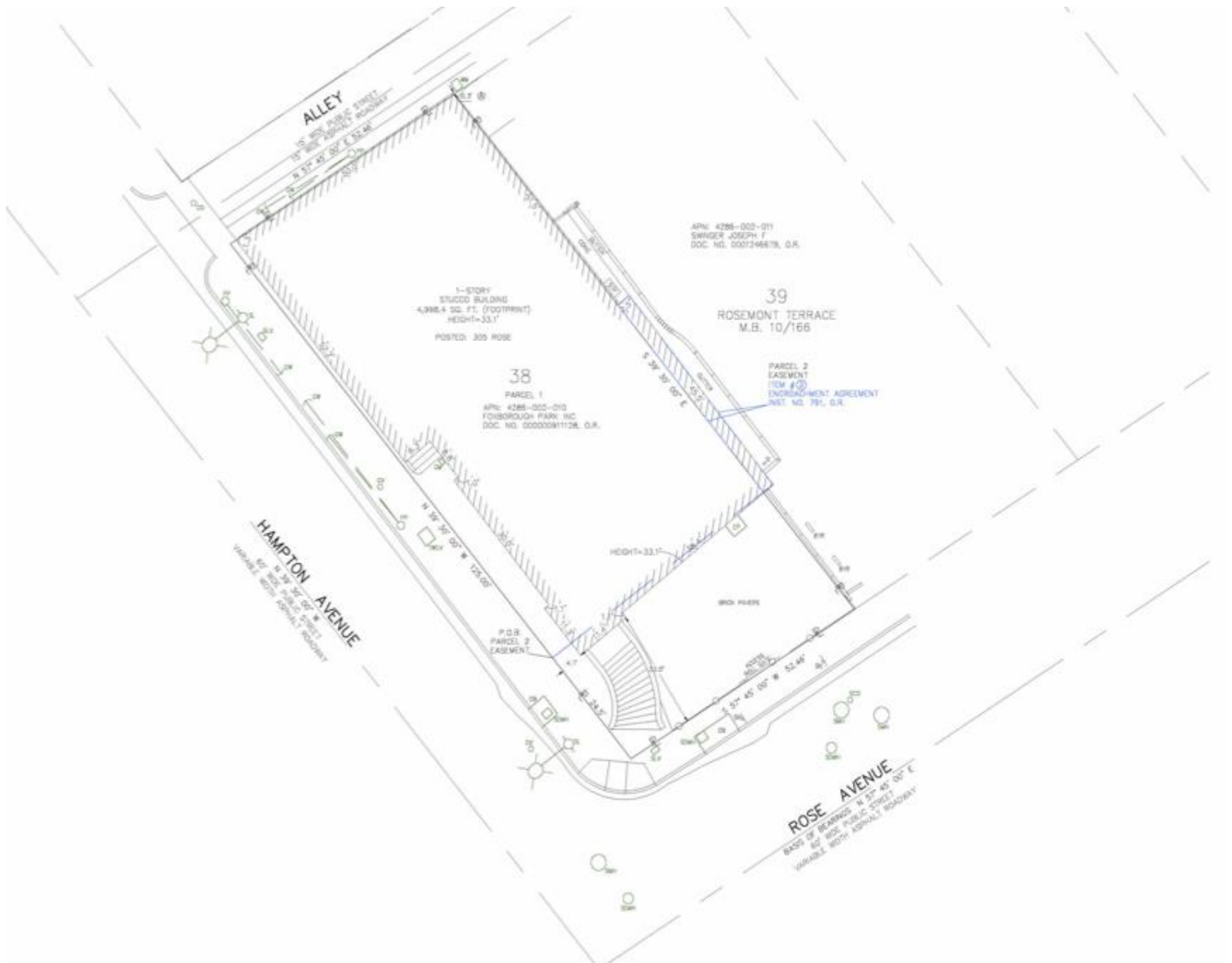


NORTH ELEVATION  
3/16" = 1'-0" 2

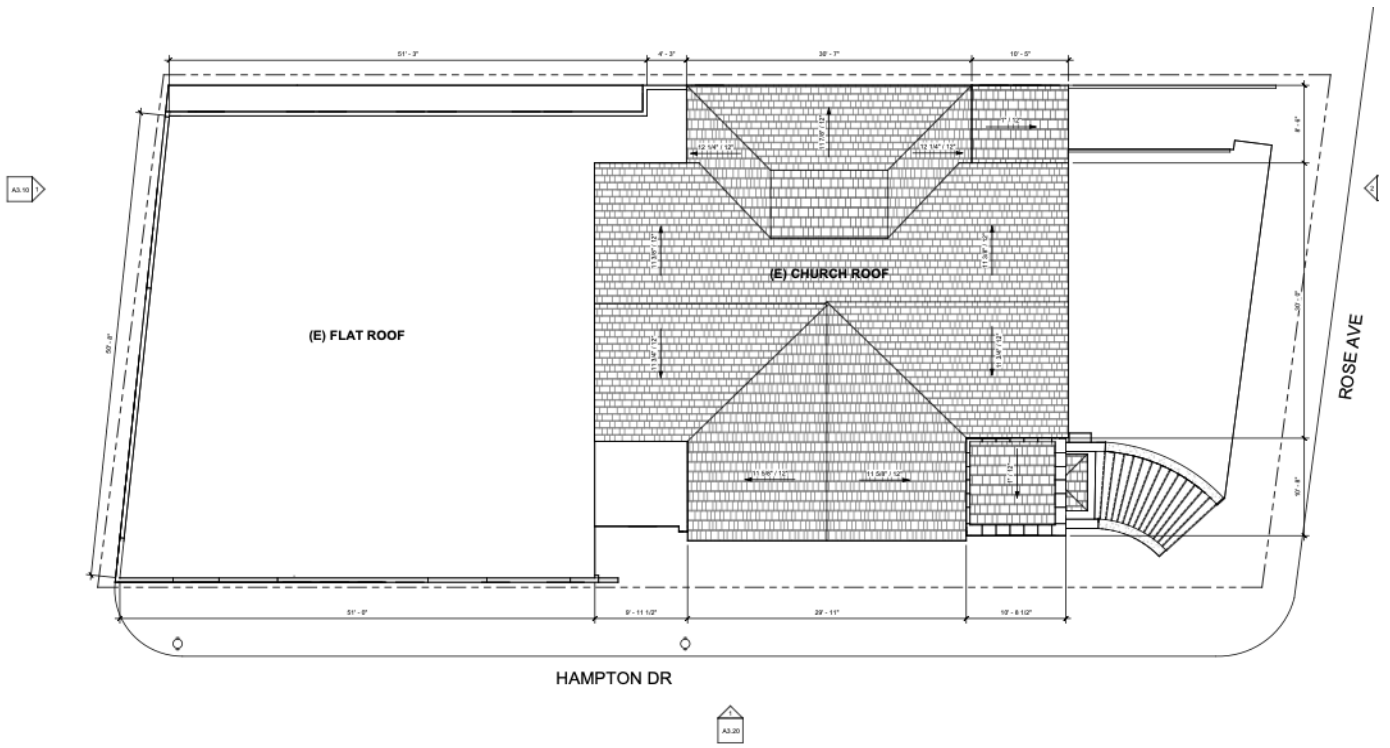


SOUTH ELEVATION  
3/16" = 1'-0" 1

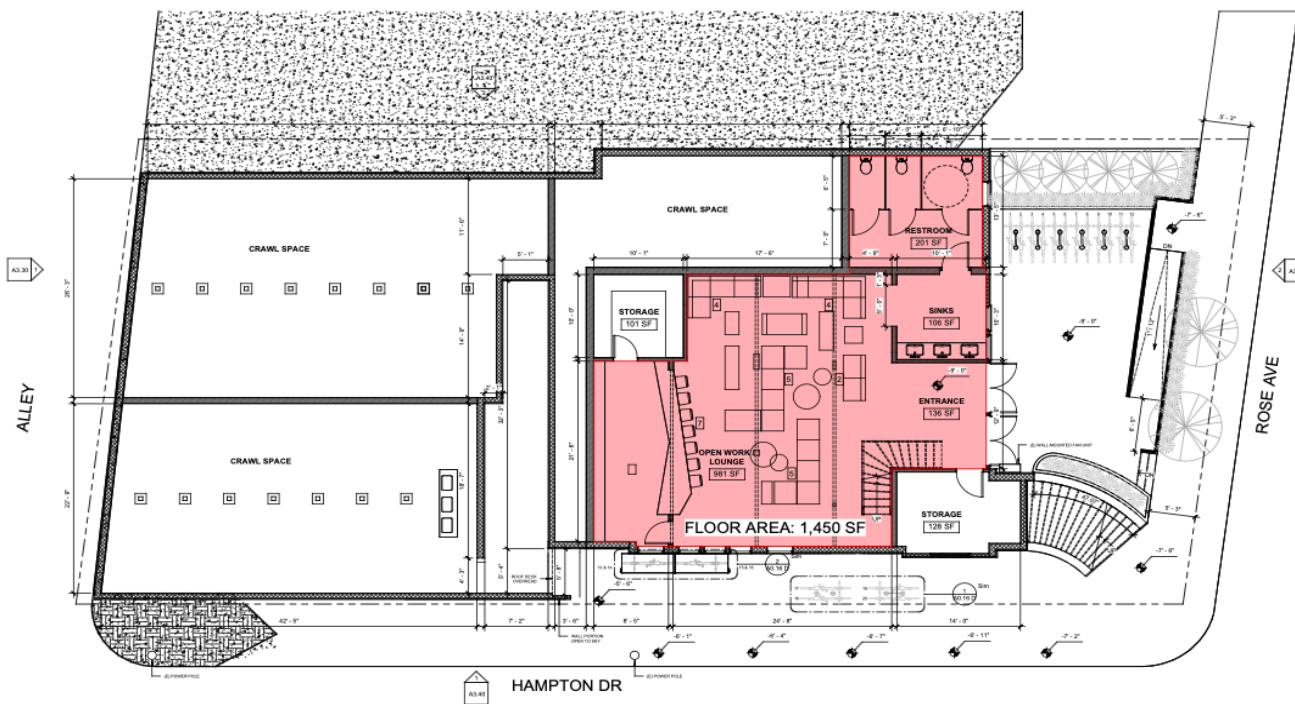
Plot plan:



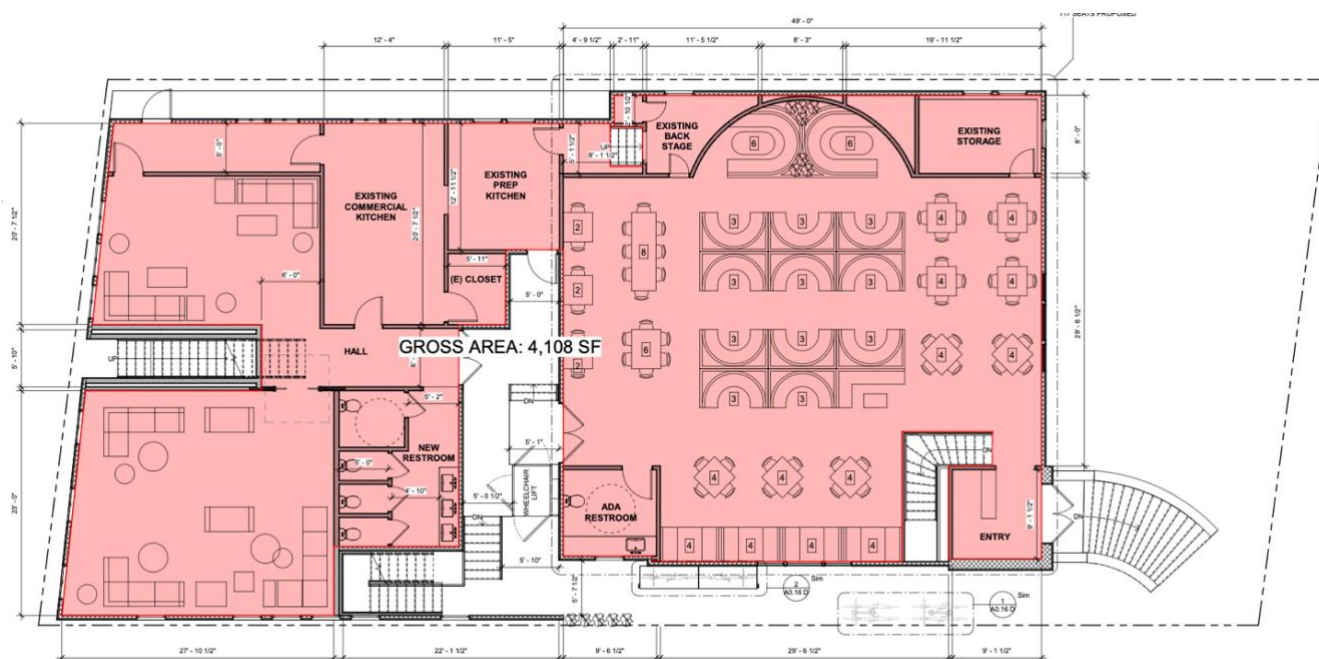
Roof:



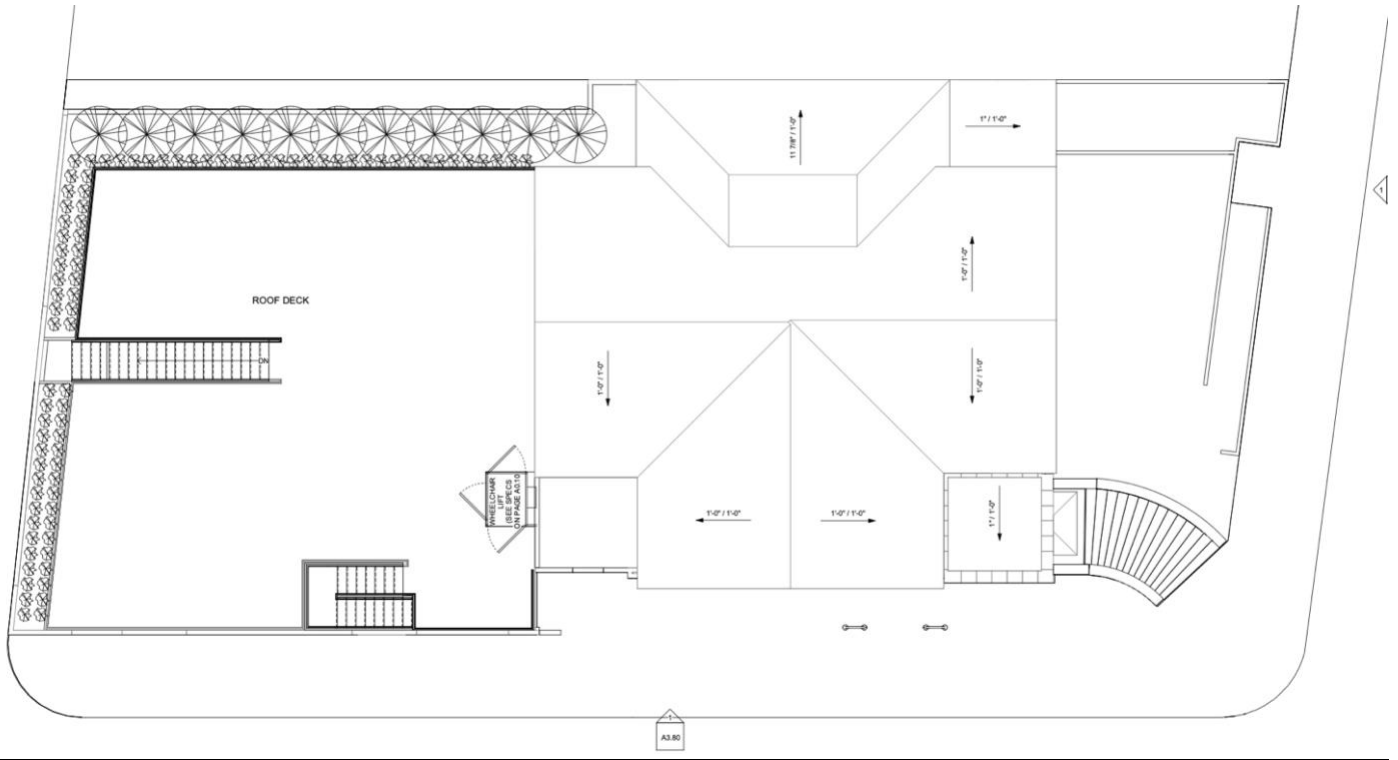
Basement:



Ground floor:



Roof:



Elevations:

South elevation:



North elevation (rear/alley):



East elevation:



West elevation:



**VIII. Parking Calculation:**

<b>PARKING PROVIDED VS. REQUIRED</b>			
<b>PROVIDED</b>		<b>REQUIRED</b>	
SPECIFIC PLAN EXCEPTION TO PROVIDE 0 PARKING SPACES IN LIEU OF 74 REQUIRED		AUDITORIUM AREA: 1,554 SF PARKING CREDIT: 1 SPACE PER 21 SF TOTAL PARKING CREDITED: 74 PARKINGS  BUILDING GROSS FLOOR AREA: GROUND FLOOR: 4,108 SF BASEMENT: 1,450 SF PARKING: 1 SPACE PER 75 SF TOTAL PARKING: 74 PARKINGS	
<b>TOTAL PROVIDED:</b>	<b>0 SPACES</b>	<b>TOTAL:</b>	<b>74 SPACES</b>
<b>BICYCLE PARKING PROVIDED VS. REQUIRED</b>			
<b>PROVIDED</b>		<b>REQUIRED</b>	
LONG TERM BICYCLE PARKING:  COMMERCIAL RESTAURANTS/GENERAL: 4 SPACES  SHORT TERM BICYCLE PARKING:  COMMERCIAL RESTAURANTS/GENERAL: 4 SPACES		LONG TERM BICYCLE PARKING: COMMERCIAL GENERAL: 1 PER 2,000 SQ.FT. (MIN 2) 5558 SF / 2000 SF= 2.7 3 SPACES  SHORT TERM BICYCLE PARKING: COMMERCIAL GENERAL: 1 PER 2,000 SQ.FT. (MIN 2) 5558 SF / 2000 SF= 2.7 3 SPACES	
TOTAL LONG TERM PROVIDED:	4 SPACES	TOTAL LONG TERM REQUIRED:	3 SPACES
TOTAL SHORT TERM PROVIDED:	4 SPACES	TOTAL SHORT TERM REQUIRED:	3 SPACES

## IX. Consideration of Other Applicable Decisions

### 1. Previous 2013 Application for 305 Rose Ave for a CDP & Zone Variance for Office use, which was denied:

<https://planning.lacity.gov/pdiscaseinfo/document/MTM1MDQ50/de98c26c-073f-43dc-b739-b418741a3276/pdd>

The 2014 City determination notes that the Venice Neighborhood Council supported approval of the office use project, conditioned upon 1) the acquisition of parking via covenant for the difference in number of parking spaces between total parking required and the church use grandfathered parking credit of 58 spaces, 2) requiring trash enclosures, and 3) payment of in-lieu parking fees would not be allowed.

### 2. NeueHaus, 73 Market St, Venice (ZA-2019-2484-CUB):

<https://planning.lacity.gov/pdiscaseinfo/document/MjI0MTgy0/46e6f77e-051c-4e11-ad6d-6ce8558211cd/pdd>

Sale and dispensing of a full line of alcohol in conjunction with a members-only office. Most of the conditions outlined in the City's approval for 73 Market St have been included in the conditions of the motion in support of the 305 Rose Ave project. See section II above.

### 3. 1401 Ocean Avenue, Santa Monica (CDP No. 5-20-0397):

<https://documents.coastal.ca.gov/reports/2021/4/W18e/W18e-4-2021-report.pdf>

This project is a conversion of private office and rooftop space into a membership restaurant/club facility that includes a dining area, a library, meeting and screening rooms, plus shared workspace/social gathering areas.

Because coastal law emphasizes public access and visitor-serving uses, the applicant proposed several mitigating public benefits, including donation of the library and screening room to local non-profit organizations up to 7 days per month, with a preference for non-profits representing marginalized or underserved communities, and marketing/outreach efforts to publicize these nonprofit uses.

The membership fee was proposed in the range of \$150-\$350/month, which some felt made it inaccessible to many. The Coastal Commission approved the project on April 14, 2021, with several standard and special conditions and modifications imposed, including a statement of non-discrimination and a management plan for non-profit use.