



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE
PO Box 550, Venice, CA 90294 | www.VeniceNC.org
Email: Chair-LUPC@VeniceNC.org



Land Use & Planning Committee (LUPC) STAFF REPORT

Draft

May 7, 2026

City Case No: [DIR-2026-21-CDP-ADJ-MEL-SPPC](#)

CEQA Case No: ENV-2026-22-CE

Related City Case No(s): n/a

Address of Project: 1219 Abbot Kinney Blvd

Applicant/Property Owner: 1219 Abbot LLC and 1219 AK BC LLC

Applicant's Representative: Jimmy Toetz. Crest Real Estate

Standard of Review: Coastal Act, with certified Land Use Plan (LUP) as guidance (for CDPs)
Venice Community Plan
Other applicable State laws: Assembly Bill 2097, Mello Act, Density Bonus law
Other applicable City laws: Conditional Use (CU), Al Fresco Dining, Zoning Administrator Adjustment (ZAA), Adjustment (ADJ), Specific Plan Project Permit Compliance (SPPC), Specific Plan Exception (SPPE)

Coastal Zone: Single Permit Jurisdiction Coastal Zone

City Hearing: Not yet scheduled

Email for City Planner: Ira.Brown@lacity.org

LUPC Staff assigned: Mark Mack

I. Detailed Project Description:

Demo of existing 576 SF SFD (built in 1946) & 880 SF (built in 1963) (per ZIMAS: Commercial - Store & Residential Combination - One Story) & construction of a 2-story mixed-use building with 2,755 SF of ground floor retail & a 1,611 SF live/work unit on the 2nd floor, for a total of 4,366 SF, with a 1,050 SF rooftop deck, with no parking provided. Adjustment (ADJ) requested for 0' side yards to permit a new 2nd floor residential access stair in the east side yard setback & an elevator in the west side yard setback. Total lot area is 3,414.6 sf and the property is zoned C2-1-O-CA.

II. Proposed Motion:

The Venice Neighborhood Council recommends denial of the project at 1219 Abbot Kinney Blvd unless the following changes are made:

- 1) setback relief
- 2) alternative parking accommodations or a contribution to the in lieu fee parking fund,
- 3) addition of publicly accessible space on Abbot Kinney, a larger sidewalk
- 4) green elements and permeable surfacing
- 5) rainwater management
- 6) no rooftop use on top of second floor as residential buildings abutting to the north, and
- 7) an additional residential unit.

Moved by Mark Mack, Seconded by XXX

Vote: X-X-X (X absent)

LUPC suggestions for follow up (can be part of motion)

III. Pros & Cons of Project:

Positive aspects of project:

The current property is operating as a store/residential combination, as per its permitted use. The project would create a use that is consistent with the character of Abbott Kinney Blvd as a mixed use environment. It would continue the current use with the retail on the street level with a small housing unit.

Negative aspects of project:

The project provides no parking for either the retail or the housing portions of the project, whereas previous permitted projects for mixed use and live/work required parking that is in most cases accessible from the rear through an alley. This project currently has a curb cut on the street.

The project provides a small housing unit on the second floor that would be separately accessed via a side yard stairway from Abbot Kinney Blvd. The same stairway also accesses a live/work office area facing Abbot Kinney Blvd. This office area is also accessed via a large elevator from the retail floor. The way it is designed, it appears that the retail portion will expand to the upper floor and increase the retail capacity of the project.

The project also has an extremely large roof deck, 1,050 sf, with no indication of who will have access to that roof top use.

The project asks for setback relief for the easterly part of the property to enclose the staircase to the second floor. This appears to be a convenient enhancement, as we are not aware of a requirement to have both an enclosed staircase and an elevator, and not having one or the other would not be a hardship to the project.

The project maximizes retail use, lot line to lot line, without providing anything back to the public right-of-way or open space. While commercial utilization does not require open space benefits for the public, doing so is in the interest of making Abbot Kinney Blvd a more pedestrian and greener boulevard in the future. A bigger front set back could provide shade trees and permeable surfacing for better rainwater management.

The project could provide more needed housing by turning the work office space into another dwelling unit.

Overall, the project does not enhance the unique character of Venice and Abbot Kinney Blvd as a one of a kind place and in fact could degrade it as the historic status of the building and the historic status of this section of Abbot Kinney Blvd were not considered. New development in this special area shall have unique architectural character that further contributes to this uniqueness. This project offers a very bland cookie cutter retail/residential space. Furthermore, compared to similar live/work buildings on the street that have been recently created, this project lacks any innovation of the live/work and mixed use typology, offers no interesting architectural features and lacks sustainable and green contributions to the immediate neighborhood.

As a commercial-residential mixed-use project, the following should be considered: 1) setback relief, 2) alternative parking accommodations or a contribution to the in lieu fee parking fund, 3) addition of publicly accessible space on Abbot Kinney, a larger sidewalk, 4) green elements and permeable surfacing, 5) rainwater management, 6) no rooftop use on top of second floor as residential buildings abutting to the north, and 7) an additional residential unit.

IV. Neighborhood Outreach/Summary of Community Input:

Describe neighborhood outreach by Applicant's Representative and by LUPC Staff Member, in detail.

No outreach is evident

Summary of Community Input

Favorable comments from Neighbors:

None recorded so far

Concerns expressed by Neighbors:

None recorded so far

Suggestions from Neighbors:

None

V. Findings re. Entitlements:

For your use in determining the entitlements, here is the link to the City Planning Prefix (approving entity) and Suffix (entitlements) Report where you can look up the City Case No.

coding abbreviations:

<https://planning.lacity.gov/resources/prefix-suffix-report>

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

1. Parking/Coastal Access – Assembly Bill 2097 must also be considered in the standard of review

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*
- 3. providing non-automobile circulation within the development*
- 4. providing adequate parking facilities or providing substitute means of serving the development with public transportation***

Insert applicable LUP policies from Policy Group II Shoreline Access of the LUP and analyze compliance.

The property falls within the AB 2097 entitlement area (purple shading):



AB 2097 Entitlement Areas

The project does *not* conform with Coastal Act section 30252 “providing adequate parking facilities or providing substitute means of serving the development with public transportation”; however, as it is in the AB 2097 entitlement area this does not prevent the issuance of a CDP.

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.

Insert applicable LUP policies and development standards from Policy Group I Locating and Planning New Development/Coastal Visual Resources and Special Communities and analyze compliance.

The project conforms with the Coastal Act and LUP policies for Scenic and Visual Qualities because the building appears to be compatible with other surrounding structures.

3. Environmental Justice Policy (if applicable)

The Coastal Commission's Environmental Justice Policy states:

The Commission recognizes that the elimination of affordable residential neighborhoods has pushed low-income Californians and communities of color further from the coast, limiting access for communities already facing disparities with respect to coastal access and may contribute to an increase in individuals experiencing homelessness.

Coastal Act section 30604(f) states:

The Commission shall encourage housing opportunities for persons of low and moderate income.

Coastal Act section 30604(g) states:

The legislature finds and declares that it is important for the Commission to encourage the protection of existing and the provision of new affordable housing opportunities for persons of low and moderate income in the coastal zone.

Coastal Act section 30116 states:

Sensitive coastal resource areas" means those identifiable and geographically bounded land and water areas within the coastal zone of vital interest and sensitivity. "Sensitive coastal resource areas" include... areas that provide existing coastal housing or recreational opportunities for low- and moderate-income persons. (Emphasis added)

The project violates the Coastal Act's Environmental Justice Policies as it reduces housing opportunities in the Coastal Zone.

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.

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 states:

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. Lot consolidations shall be restricted to protect the scale of existing neighborhoods. **Roof access structures shall be limited to the minimum size necessary to reduce visual impacts while providing access for fire safety. In visually sensitive areas, roof access structures shall be set back from public recreation areas, public walkways, and all water areas so that the roof access structure does not result in a visible increase in bulk or height of the roof line as seen from a public recreation area, public walkway, or water area.** No roof access structure shall exceed the height limit by more than ten (10') feet. Roof deck enclosures (e.g. railings and parapet walls) shall not exceed the height limit by more than 42 inches and shall be constructed of railings or transparent materials. Notwithstanding other policies of this LUP, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five feet.*

*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.***

In addition, LUP Policy I.F.1. Historic and Cultural Resources states:

*The historical, architectural and cultural character of structures and landmarks in Venice should be identified, protected and restored where appropriate, in accordance with historical preservation guidelines. The following buildings, streets, and trees have been identified through the coordinated efforts of surveys performed by the Venice Historical Society, Venice Community, State Coastal Conservancy and City of Los Angeles as significant architectural, historical and cultural landmarks in the Venice Coastal Zone....**Abbot Kinney Boulevard between Venice Boulevard and Brooks...***

As per the certified LUP, the definition of Venice as a Special Coastal Community is:

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.

The City and the Coastal Commission designated Venice as a Special Coastal Community, a designation applicable to very few areas of the Coastal Zone. This designation is based on the definition above, for which Venice's historic and architectural heritage is key. Thus, to the extent historic resources are not protected, Venice's status as a Special Coastal Community is degraded.

- B. **Density Bonus Act (DB):** not applicable
- C. **Conditional Use (CU) cite LAMC CU Section:** not applicable
- D. **Mello Act (MEL)(if applicable)**
Existing Store and small SFD.
- E. **Housing Crisis Act (HCA):** not applicable
- F. **Priority Housing Program (PHP):** not applicable
- G. **Add any other applicable entitlements here, such as SPPE (Specific Plan Project Exception), ZAA (Zoning Administrator Adjustment), ADJ, etc.**

1. ADJ

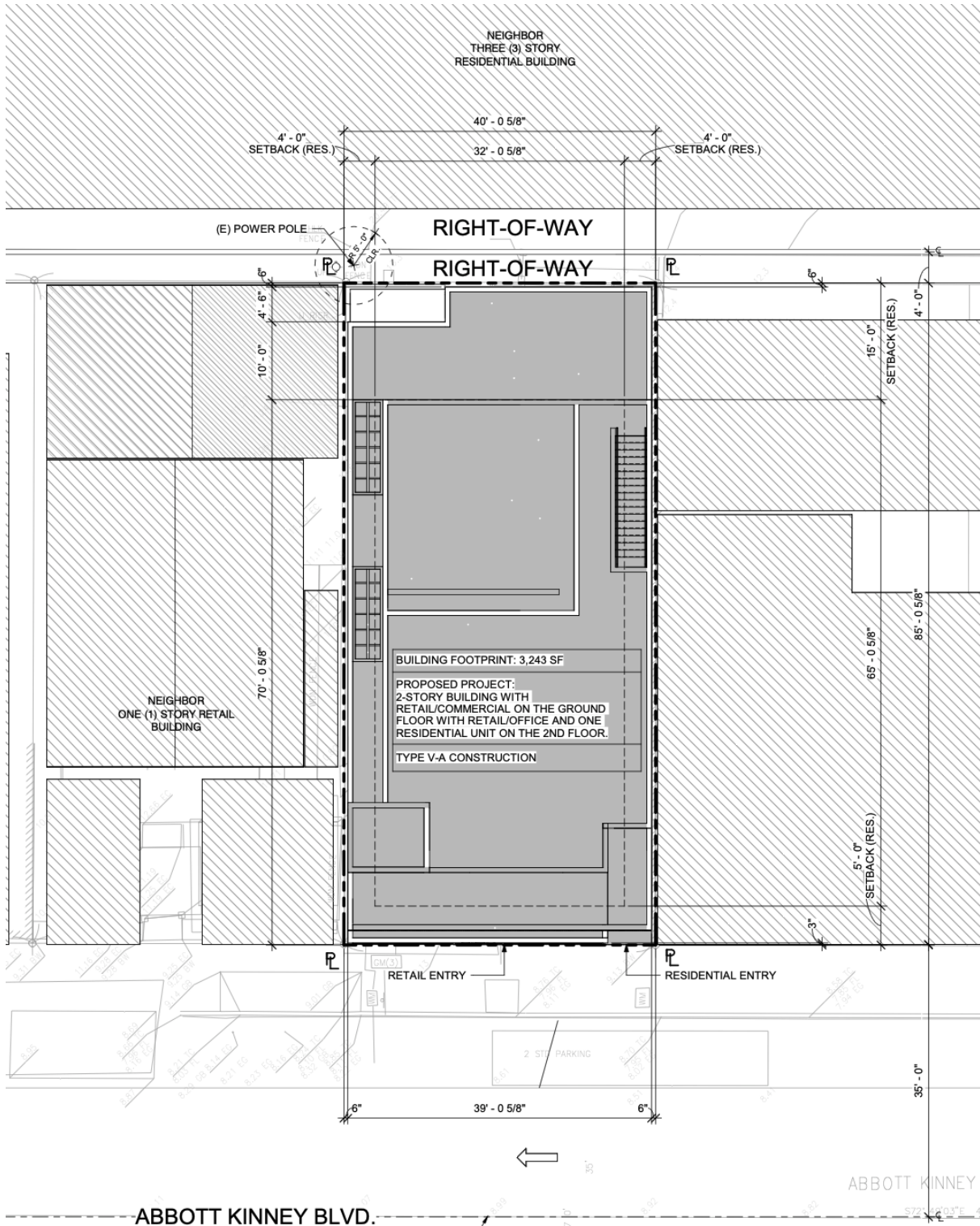
Relief is requested from LAMC 12.11.C.2 for a reduction to a 0' side yard setback along both property lines to allow for enclosed stairs on the east and an elevator on the west, both to provide access to the second floor live/work unit. However, this appears to be a convenient enhancement as it is not a necessity to have both an enclosed staircase and an elevator and not having one or the other would not be a hardship to the project.

The findings for approval of an ADJ (adjustment) are in LAMC section 12.28-A. Nothing in the applicant's proposed findings is evidence that site characteristics make strict adherence to the zoning regulations impractical or infeasible. Thus, it appears that the request might be a convenient enhancement, but it is not a necessity due to hardship or any site characteristic that makes compliance with the regulations impractical or infeasible. Prior unpermitted commercial use at this property or any other surrounding property is not a special circumstance supporting this request.

VI. Existing structure:



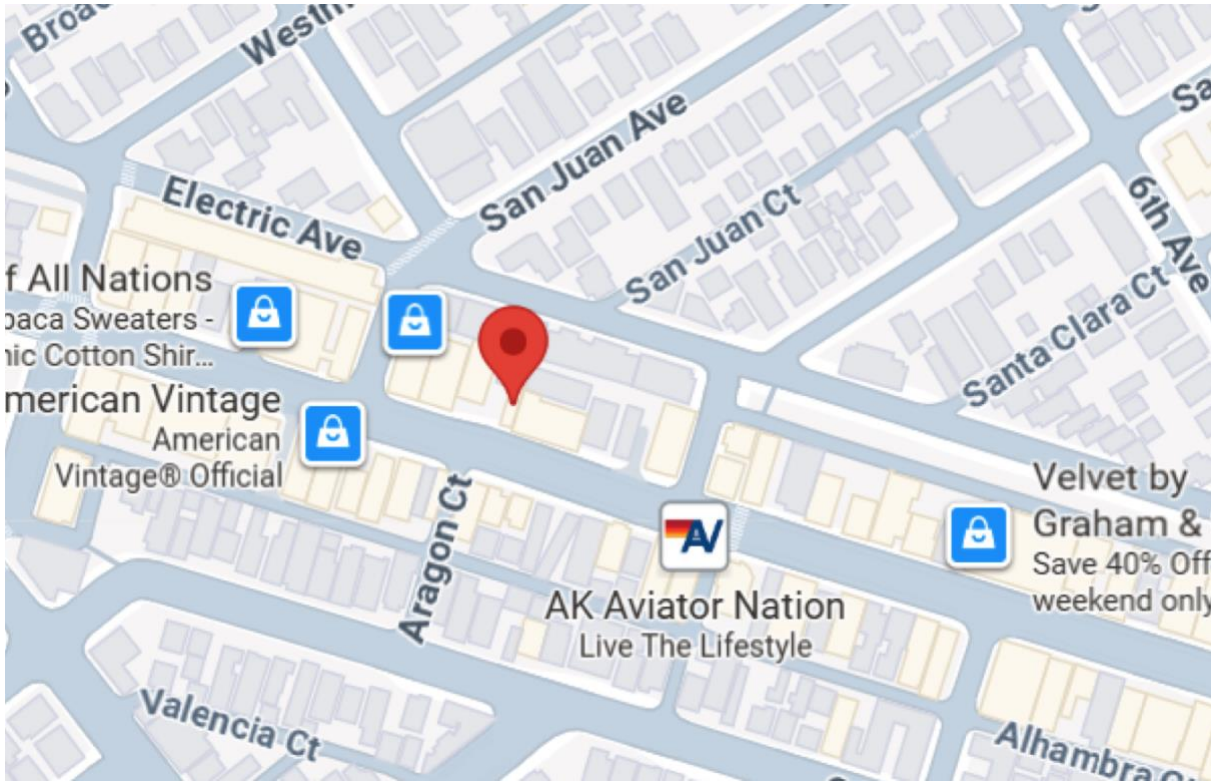
VII. Existing Site Plan:



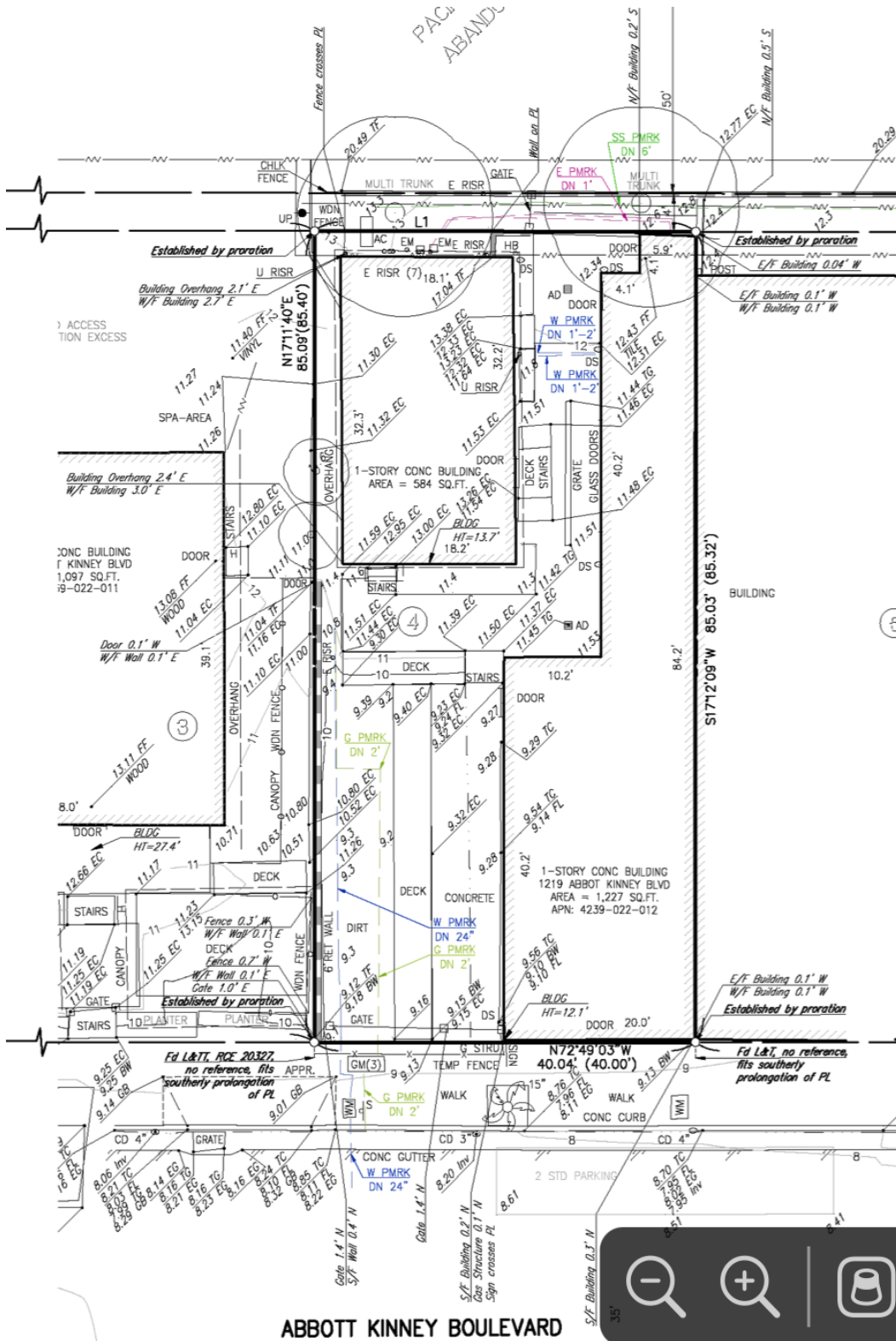
VIII. Rendering of proposed project:

None provided

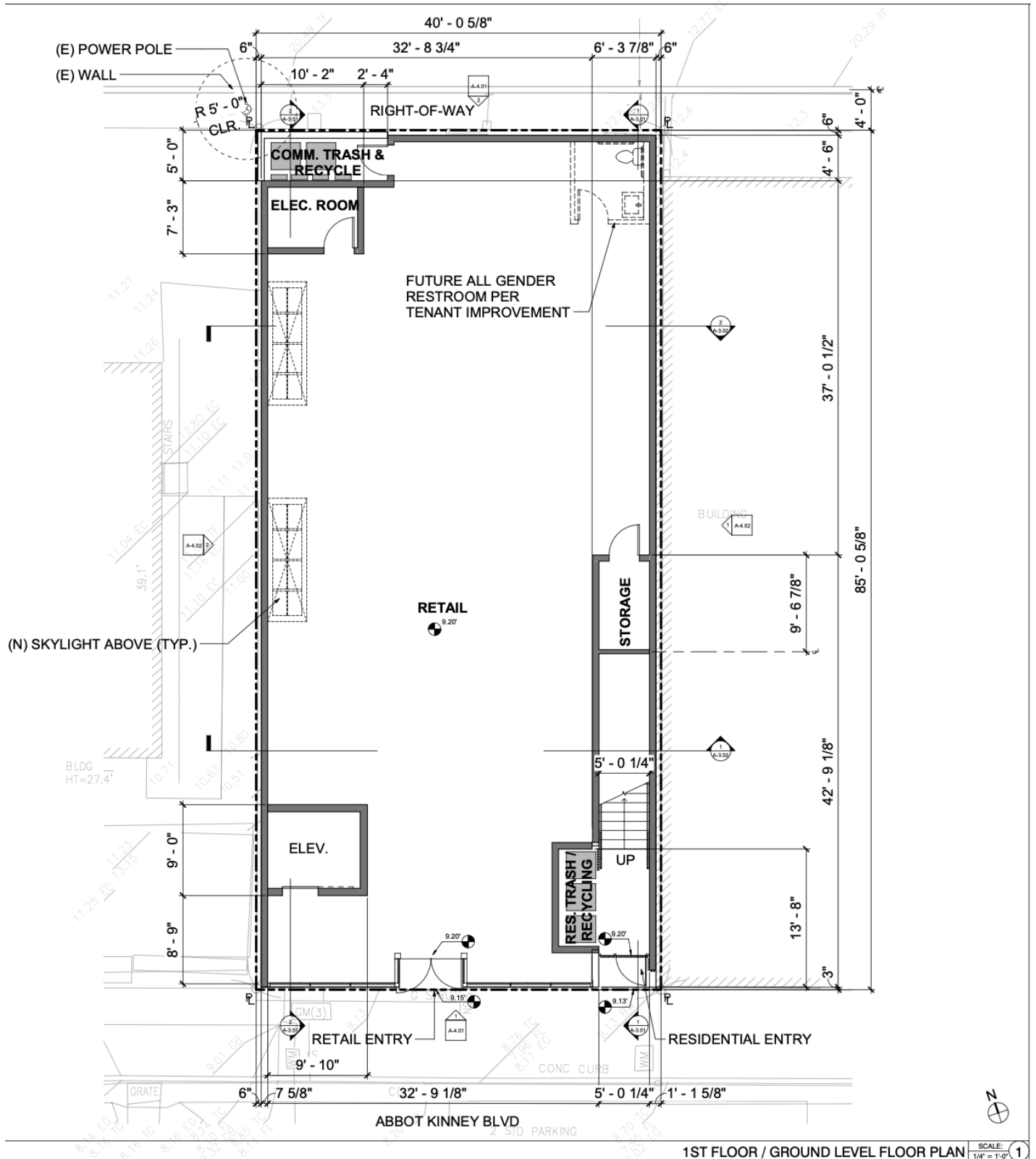
IX. Location:

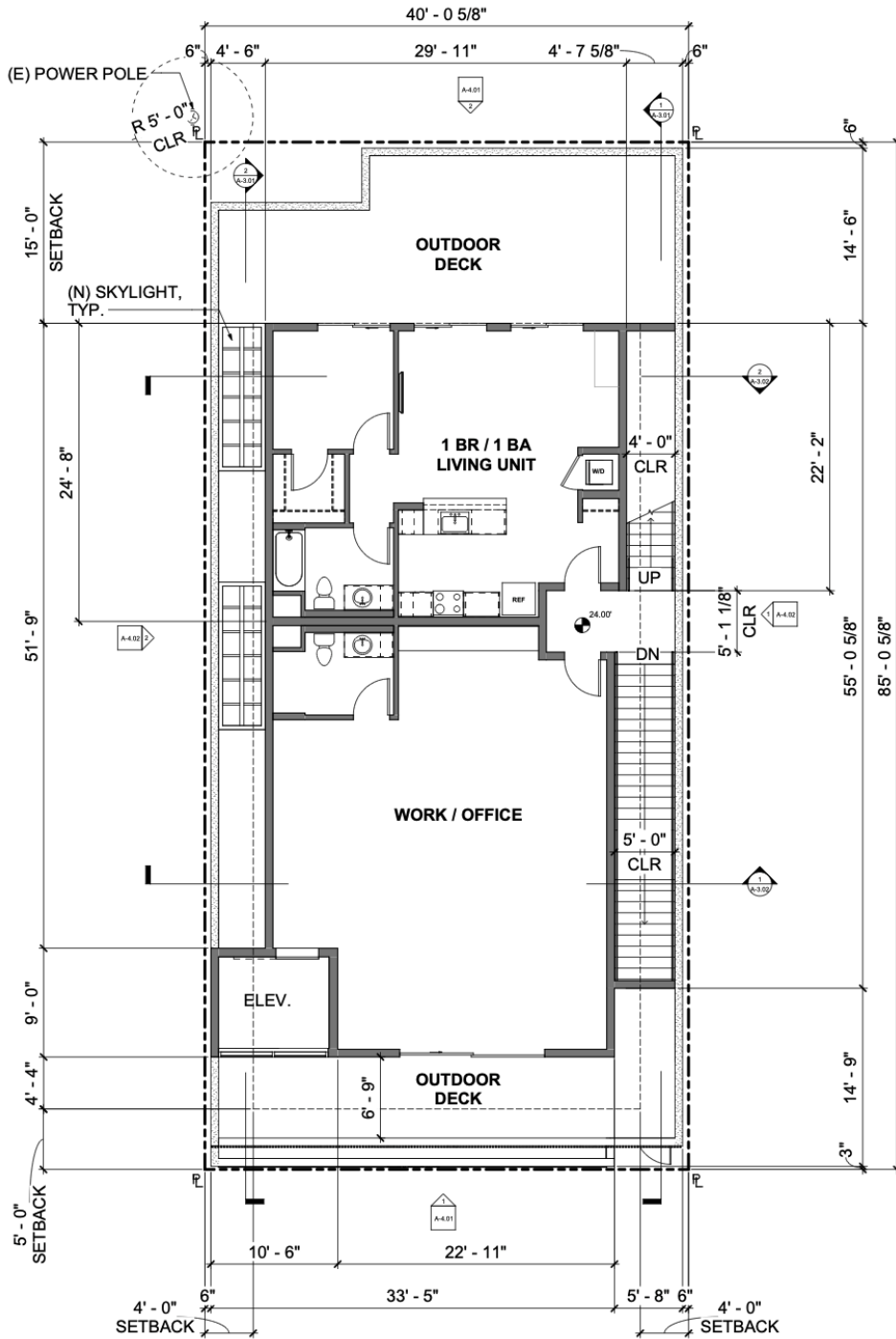


X. Survey:

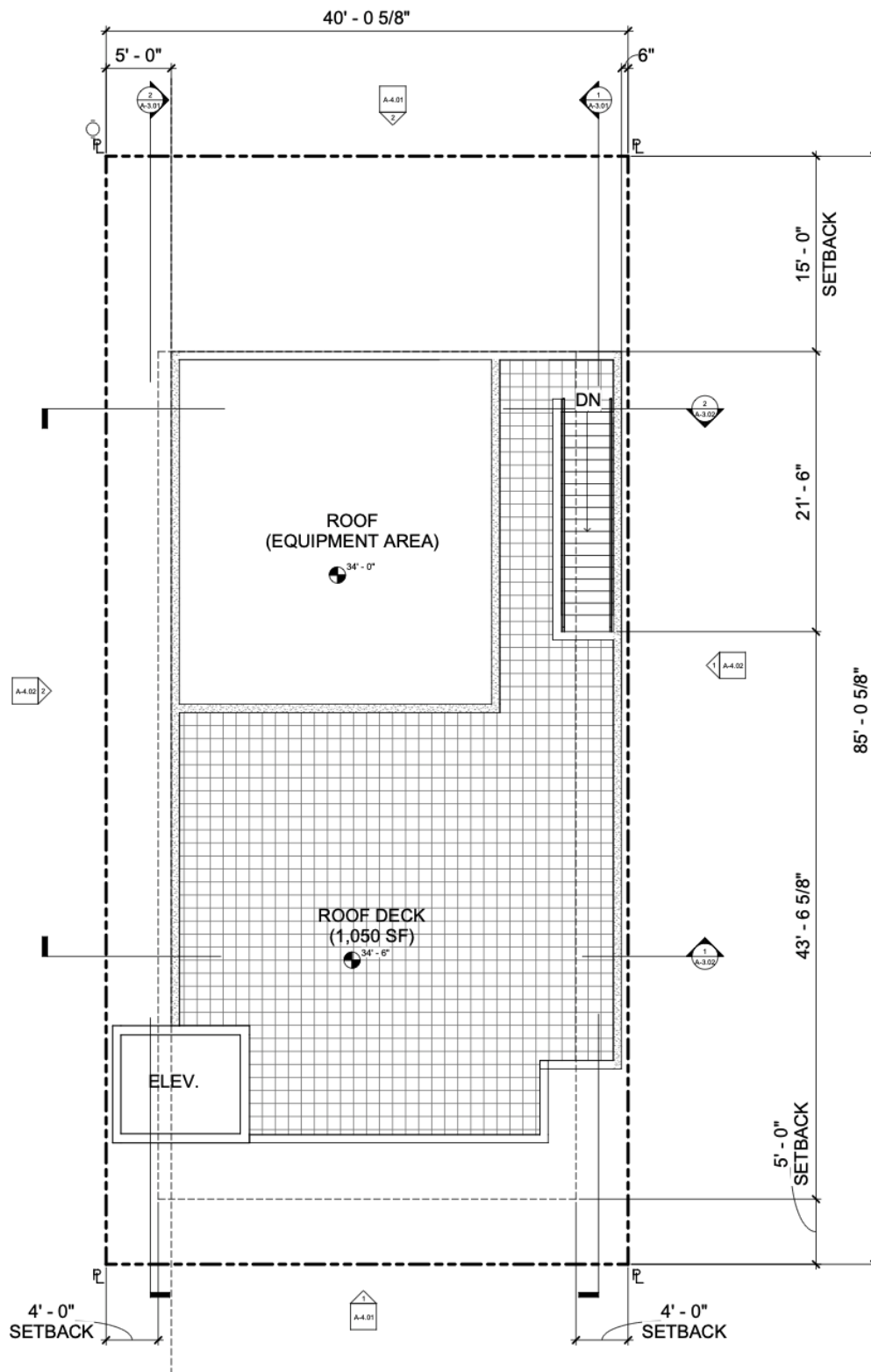


XI. Floor Plans:





2ND FLOOR PLAN SCALE: 1/4" = 1'-0"

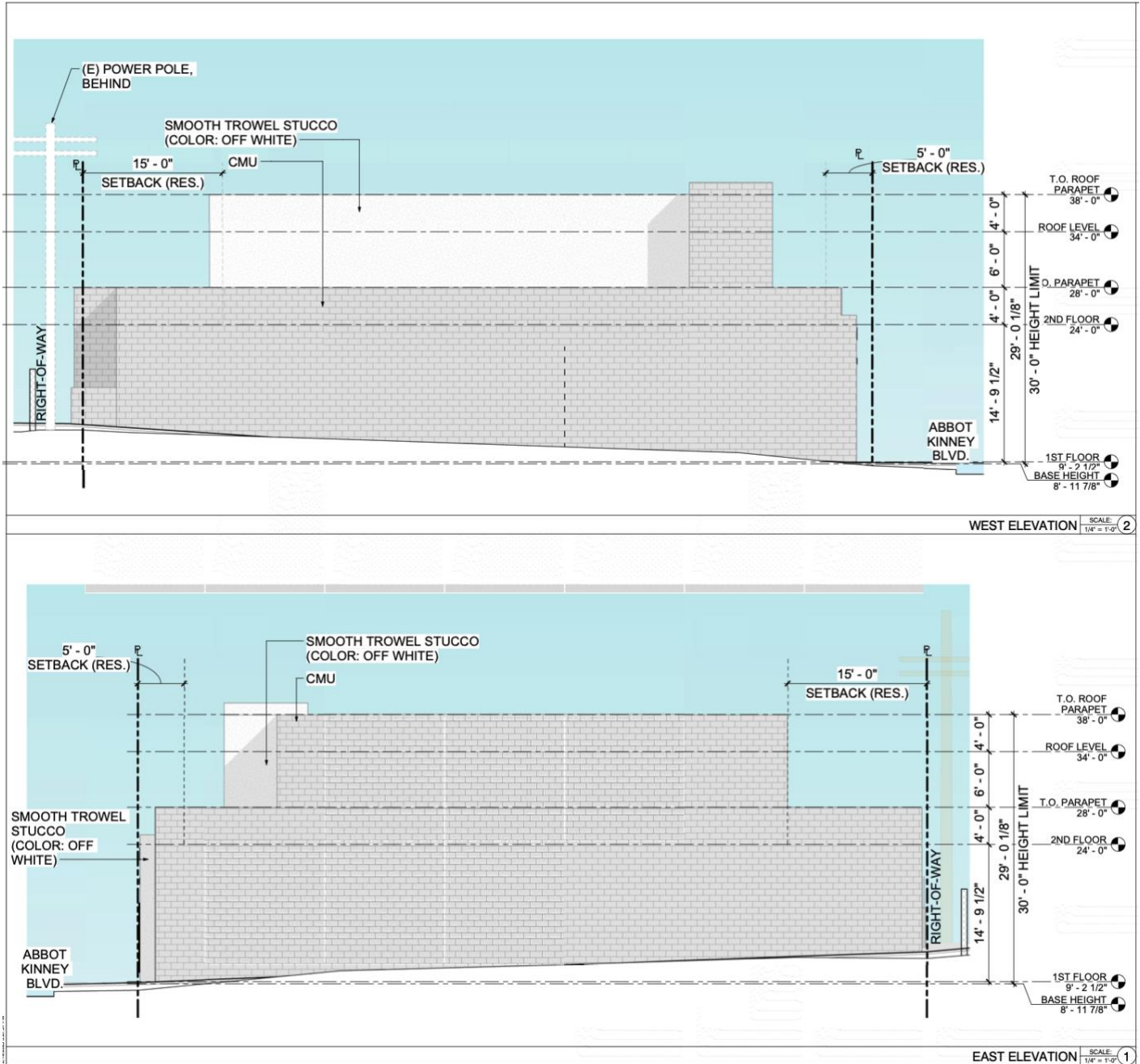


ROOF PLAN SCALE
1/4" = 1'

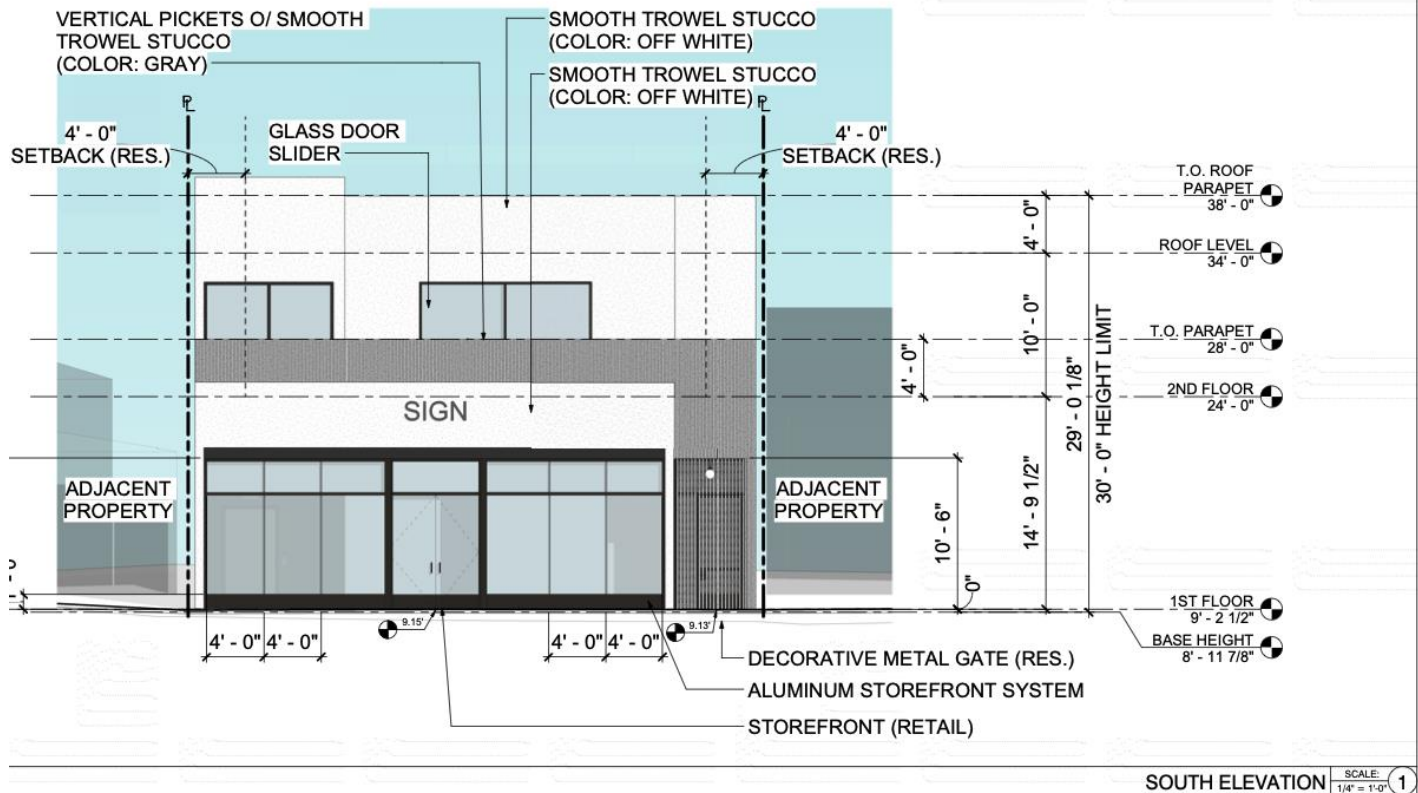
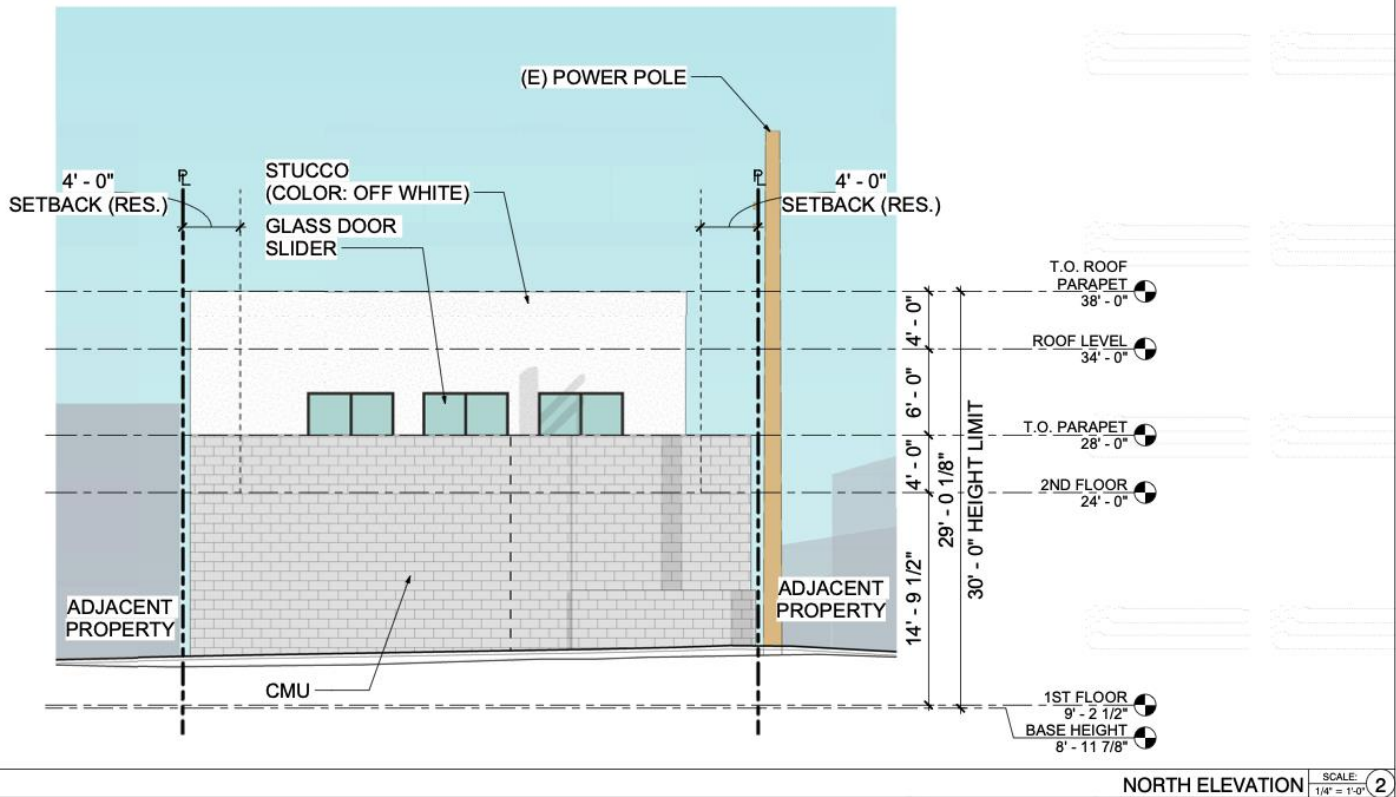


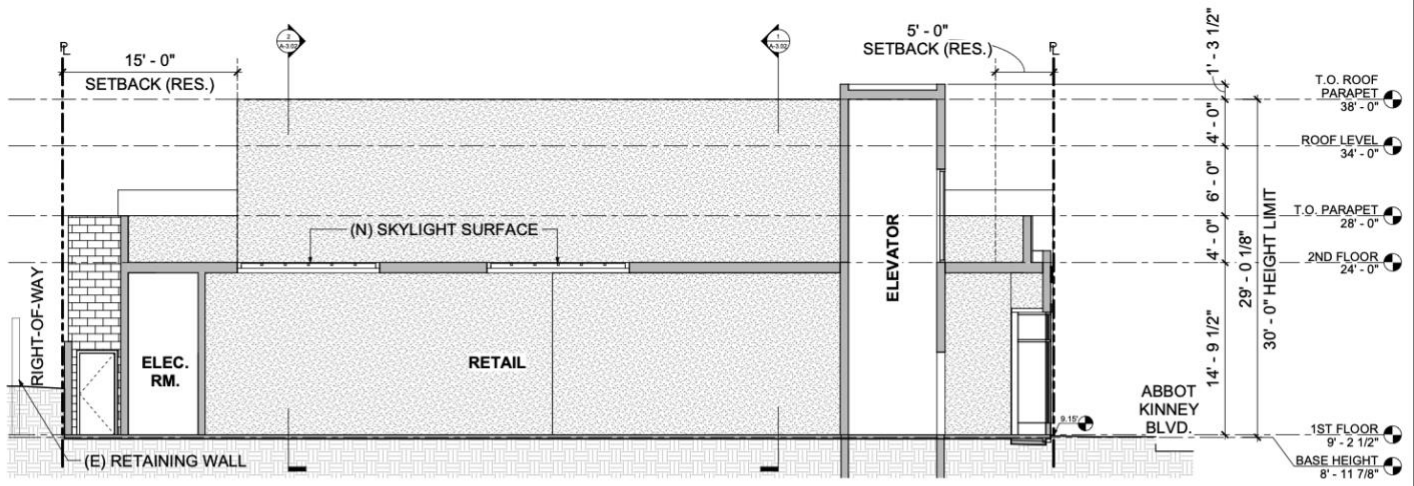
Elevations/Sections:

A. West and East elevations:

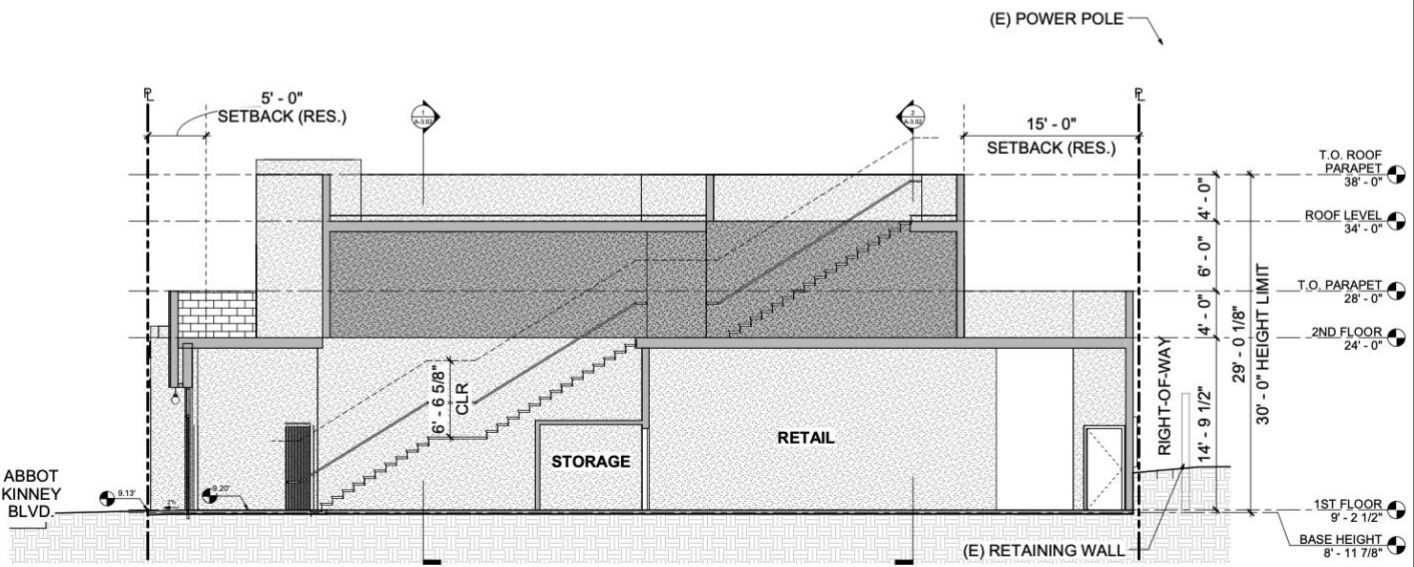


B. North & South Elevations

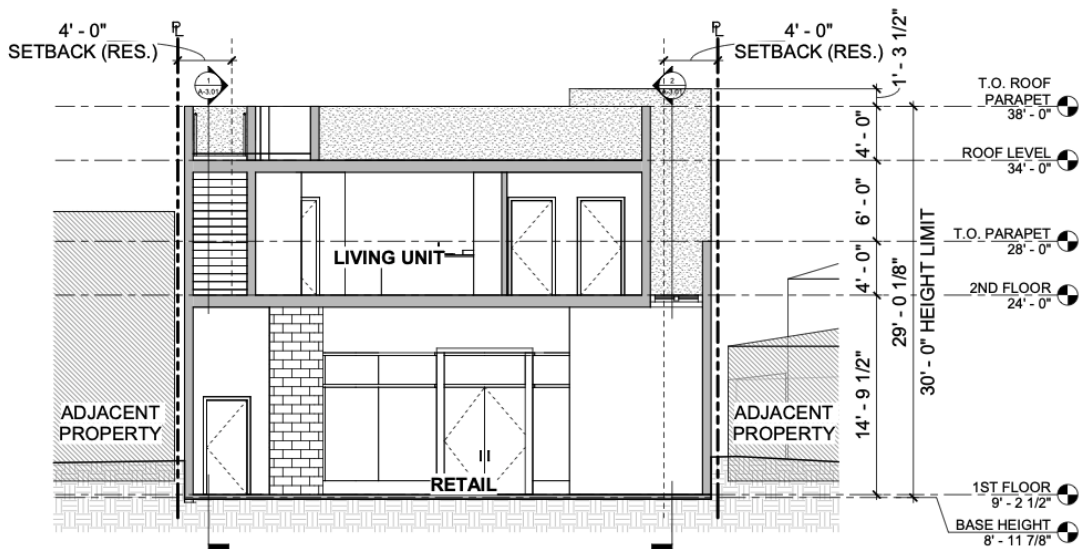




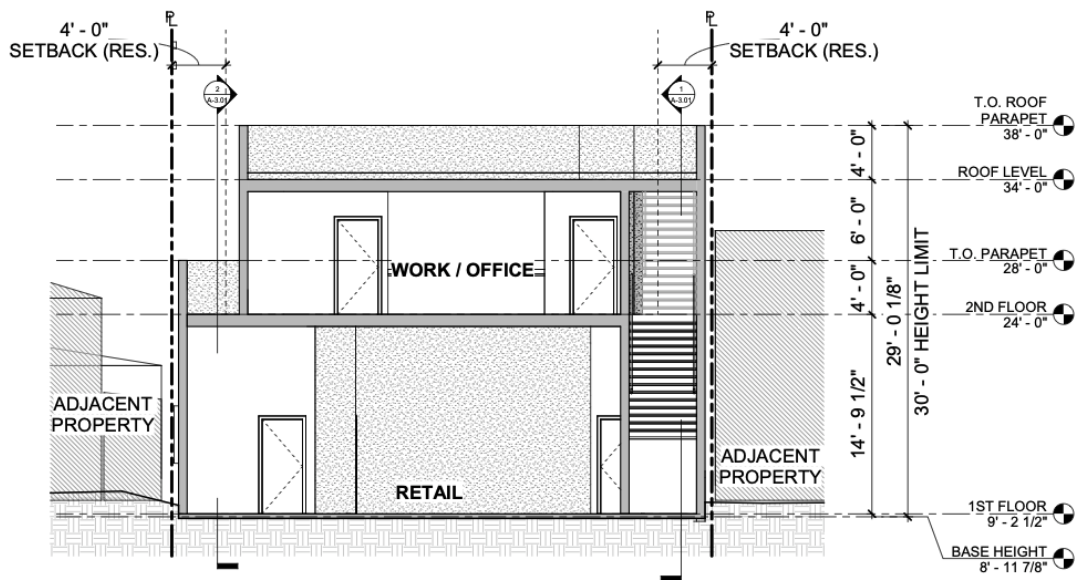
SECTION 2 SCALE: 1/4" = 1'-0" 2



SECTION 1 SCALE: 1/4" = 1'-0" 1



SECTION 4 SCALE: 1/4" = 1'-0" 2



SECTION 3 SCALE: 1/4" = 1'-0" 1

NOTE: Add or attach Applicant-drafted Findings, Streetscape, Character Study or Neighborhood Photos and Index Map, or other information included in the application that you consider significant and have included in your analysis.