

**Findings- Attachment 1**  
**1217 S. Ocean Front Walk**  
**Los Angeles, CA 90291**

**Representative:**

**Elizabeth Peterson Group, Inc.**

400 S. Main St., Suite 808

Los Angeles, CA 90013

T: 213-620-1904

F: 213-620-1587

mark@epgla.com

**Applicant/Owner:**

**Venice V, Inc.**

2 Breeze Ave. #101

Los Angeles, CA 90291

T: 310-453-9656

carl@lambertinc.com

**Request:**

**Pursuant to the Los Angeles Municipal Code, section 12.24-W,1;** the applicant requests a new Conditional Use permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with an existing, , a 1,276 sq. ft. groundfloor restaurant having 43 interior seats in 896 sq. ft. of service floor area, and an existing 748 sq. ft. basement theater with 49 seats located in an existing apartment hotel with a total square footage of 26,241 sq. ft. No change of use is requested as part of the request.

**Project and Site Description:**

The subject site is located on South Ocean Front Walk between Clubhouse Ave. and Westminster Ave. The site has an area of approximately 4,414.6 square feet, and is improved with a 5-story building with a basement. The building was built in 1913. The applicant requests to permit a full line of alcohol for on-site consumption in conjunction with an existing ground floor restaurant, and an existing basement theater.

**GENERAL CONDITIONAL USE FINDINGS:**

- 1. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The project site is located off of the Venice Beach Boardwalk, which features hundreds of street vendors and performers. The project would provide much needed hospitality amenities to this stretch of the boardwalk. In the way of a ground floor restaurant for dining needs and a basement theater. The surrounding community offers small cafes and food stands, but not many true dining establishments intended for people to sit down and enjoy a meal. Approval of the requested CUP would allow the building to offer all-day and late-night dining, drawing in visitors and providing community members a safe and enjoyable space to dine. The requested entitlements to allow the sale and service of alcohol would benefit such establishments by allowing them to offer amenities that are not only desired by patrons but expected of quality restaurants.

The restaurant's quality service and offerings, both in food and alcohol will be a benefit to residents who are currently residing near the Venice Boardwalk, and will also serve as an attraction and amenity to future residents and tourists of the area. Having a walkable, 24-hour environment is a major attraction to living near the Venice Boardwalk, and the redevelopment and offerings intended at the subject site

will contribute to this desired lifestyle. The amenities and fresh aesthetic of the proposed hotel will enliven the space and improve the vibrancy of the area. Additionally, the renewed activity at the subject site will serve to create a positive pedestrian experience by having eyes on the street throughout the day and nighttime.

**2. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The project's size, height, and operation will be compatible with the surrounding neighborhood. The building was built in 1913 as an apartment hotel with the existing restaurant and basement theater added at later dates. In order to remain viable in Venice's rapidly changing economy, the continued and enhanced use of this property as an apartment hotel with a restaurant and basement theater will impart the building with renewed vitality.

Rather than degrade adjacent properties and the surrounding neighborhood, the continued use of the subject site will actually improve the safety, welfare and aesthetic of the neighborhood. The hotel and its offered amenities of restaurants and alcohol service will renew life into the building, restoring activity of this area during day and nighttime periods. Additionally, the requested entitlements will reestablish the existing historic restaurant and theater of the historic apartment hotel and will make it more appealing and pleasing to visitors and community members who are welcome to enjoy its amenities. The subject site is compatible with both current uses and proposed uses as this area continues to change and evolve into a more 24-hour, livable part of the City.

**3. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.**

The proposed project conforms to the purpose and intent of the General Plan. The subject site is located in a C1-1 zone, and is designated as Community Commercial. As a hotel, the site will create jobs for residents. It will also be a space for entertainment as the basement will include a theater, it will be a space that is intended to support guests to the area, encouraging increased trips around Venice and patronage to other local establishments and tourist sites.

The subject site is located within both the Los Angeles Coastal Transportation Corridor and the Venice Coastal Zone, designated as North Venice. The Los Angeles Coastal Transportation Corridor acts to regulate the transportation impacts that occur during new commercial and industrial development. As the site is an existing apartment hotel, restaurant and basement theater there will be no new commercial or industrial development being done. Therefore the project conforms to the Los Angeles Coastal Transportation Corridor Specific Plan. As well, the project is in compliance with the Venice Coastal Zone Specific Plan, as the commercially zoned lot shall not exceed the density permitted in the R3 Zone.

In addition to addressing the specific plans, this development project purposefully fills goals set forth by the community plan:

*Objective 2-1: To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services within existing commercial areas.*

*Objective 2-2: To enhance the identity of distinctive commercial districts and to identify pedestrian-oriented districts.*

*Objective 2-3: To enhance the appearance of commercial districts.*

**ADDITIONAL FINDINGS:**

**a. Explain how the proposed use will not adversely affect the welfare of the pertinent community.**

Approval of the conditional use will not adversely affect the welfare of the community. The project will provide the local economy with jobs and provide the City of Venice with much-needed taxable revenue. Additionally, the project will bring tourists and more residents to the area, increasing safety through numbers and eyes on the street, but also infusing life and vibrancy to the area. The amenities offered by the restaurant and basement theater, including the requested sales and dispensing of alcohol, will benefit both Venice residents and visitors. The continued use of the building will also bring more economic benefits, for both the residents through increases property values and for the City.

**b. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.**

The approval of the requested entitlements will only further improve this area of Venice by offering a variety of entertainment spaces to enjoy, attracting a diverse mix of visitors, tourists and residents. The proposed project will integrate well with the existing unique features of Venice and will serve the area with sought after amenities.

**c. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.**

The requested entitlement will not detrimentally affect nearby residential zones or uses. Currently, the subject property is an existing apartment hotel which is surrounded by both commercially zoned properties with commercial uses and low-residential properties.

Additionally, the proposed use will provide positive amenities to the residents, making their neighborhood more walkable and safe, and providing enjoyable dining options within easy access of their homes. To ensure pleasant enjoyment of their properties, the applicant is prepared to provide security to monitor use of the site, ensuring patron safety and community quiet enjoyment. The requested entitlements, if granted, will also be accompanied by conditions set forth from the Office of the Zoning Administrator on behalf of the residents.