



# Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

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

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## LUPC STAFF REPORT

| PROJECT INFORMATION                            |  |
|--|--|
| <b>Date:</b>                                   | 10/31/2024 <input type="checkbox"/> Draft Report   <input checked="" type="checkbox"/> Final Report  |
| <b>Case Number:</b>                            | APCW-2024-5236-SPPE-SPPC-CDP-CUB-WDI and APCW-2024-5238-SPPE-SPPC-CDP-CUB-WDI  |
| <b>Address:</b>                                | 52 & 60 Market Street, Venice, CA 90291  |
| <b>Link to Planning Case:</b>                  | <a href="https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/APCW-2024-5236-SPPE-SPPC-CDP-CUB-WDI">https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/APCW-2024-5236-SPPE-SPPC-CDP-CUB-WDI</a> and <a href="https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/APCW-2024-5238-SPPE-SPPC-CDP-CUB-WDI">https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/APCW-2024-5238-SPPE-SPPC-CDP-CUB-WDI</a>  |
| <b>Subarea:</b><br>(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   |
| <b>Project Type:</b><br>(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 type="checkbox"/> Specific Plan Exemption   |
|  | <input type="checkbox"/> Other: Click here to enter text.  |
| <b>LUPC Staff:</b>                             | Andreas Ramani   |
| <b>Project Description:</b>                    | <ul style="list-style-type: none"> <li>• 200-sq ft additions to the first and second floors of each building to bring the building to the sidewalk and create al fresco cafes, matching the historic development pattern along the street</li> <li>• the conversion of the existing dwelling units into artist-in-residence units (no dwelling units will be lost as part of the project)</li> <li>• the restoration of the historic arcade in the public right-of-way along the frontage of both buildings</li> </ul>   |
| <b>Requested Entitlement(s):</b>               | <ol style="list-style-type: none"> <li>1) CDP</li> <li>2) A Specific Plan Project Permit (1) the redesignation of two existing dwelling units as “artist-in-residence” with no change to the number of existing dwelling units or guest rooms, (2) the construction of an arcade in the public right-of-way to be modeled after the original historic Market Street Arcade and, (3) a 282-square foot commercial addition to the ground floor and 200-square foot residential addition to second floor of the existing building in the Single-Permit Jurisdiction of the Venice Coastal Zone.</li> </ol> |

LUPC Staff Report - Findings

Case No.: APCW-2024-5236-SPPE-SPPC-CDP-CUB-WDI and

APCW-2024-5238-SPPE-SPPC-CDP-CUB-WDI

|                             |  |
|-----------------------------|--|
|                             | <p>3) A Specific Plan Exception to allow a zero- (0)- foot residential setback at the second floor in lieu of the five feet required by the Venice Coastal Zone Specific Plan</p> <p>4) New conditional use permit to allow the on-site sale of a full-line of alcoholic beverages in conjunction with a proposed restaurant/cafe operating under a Type 47 ABC license.</p> <p>5) Waiver of Dedication or Improvements</p>  |
| <b>Staff Summary:</b>       | The project cases were filed with LA City Planning in August. The proposal was presented to Sonya Reese Greenland, Robin Murez, and the restaurant owner next door. Positive responses were received from all. They are in the process of arranging meetings with a few other members of the community.  |
| <b>LUPC HEARING SUMMARY</b> |  |
| <b>Public Comment:</b>      | <p>Committee questions<br/>                     Q: will 8 units of RSO housing remain long term housing? A: Yes<br/>                     Q: What will happen to residential units during construction? A: building is currently 100% vacant</p> <p>Two speakers both supported for colonnades.</p> <p>Concerns about live work lofts and commercial usage instead of residential. Applicant rep noted live work lofts are still residential and design lends itself to residential use rather than commercial.</p> |
| <b>Motion:</b>              | Motion to approve as presented   |
| <b>Maker / 2nd:</b>         | Andreas, Steve   |
| <b>Vote:</b>                | Yea: 6 / Nay:1 / Abstain:0 / Recuse: 0 / Ineligible: 0 / Absent: 2   |

| <b>VENICE COASTAL ZONE SPECIFIC PLAN (VCZSP) FINDINGS</b> |  |  |   |
|---|--|--|---|
|   | <b>VCZSP Requirement(s)</b>  | <b>Proposed by Project</b>   | <b>Project Complies</b>   |
| <b>Use</b>  | Mixed Use  | Mixed Use  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <b>Density</b>  | 2 dwelling units on 1200sf lot and 1 unit per additional 1200sf (existing) | 2 dwelling units and 2 guest rooms and 1 cafe per lot  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <b>Height</b>   | Max. 25ft  | Building: 24' 1/2"   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <b>Setbacks/ Yard</b>                                     | Front: 5ft Back: 10 ft, Side: 3 ft   | Front: 0 ft Back: 11 ft, Side" 52 Market has 2'5"and 3'6" side setback and 60 Market has 3' 1/2" and 3'6". | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

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|                                    |       |  |   |
|------------------------------------|-------|--|---|
| <b>Roof Access Structure</b>       |       | n/a  | <input type="checkbox"/> Yes <input type="checkbox"/> No            |
| <b>Parking</b>                     |       | 3 compact spaces per lot   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <b>FAR</b>                         | 1.5:1 | 1.3 : 1 for both   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <b>Other Requirements (if any)</b> |       | Waiver of Street Dedication and Improvements (WDI), 0' front setback, parking. | <input type="checkbox"/> Yes <input type="checkbox"/> No            |