



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:	11/10/2024 <input type="checkbox"/> Draft Report <input checked="" type="checkbox"/> Final Report
Case Number:	ZA-2024-2949-CDP-ZV- CUB-SPPC
Address:	38 Market
Link to Planning Case:	https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2024-2949-CDP-ZV-CUB-SPPC
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 type="checkbox"/> Specific Plan Exemption
	<input type="checkbox"/> Other:
LUPC Staff:	Mark Mack
Project Description:	CDP for a change of use of a non-conforming single story manufacturing facility to restaurant with ground floor dining patio and roof deck dining area.
Requested Entitlement(s):	Zoning Change, Certificate of occupancy, etc.
Staff Summary of Pros and Cons:	<p>This project would continue the restaurant use already established on Market street and enliven the West end of the street. The rooftop use will have a visual connection to the Boardwalk and establishes an upgrade to the existing car parking spaces situated there.</p> <p>The layout of the restaurant and its kitchen is well designed and optimizes the existing structure. The character of the street with its former industrial and manufacturing buildings is well preserved and minimizes alterations to the facade and structure.</p> <p>The parking required is met with a generous accounting of cycle parking and an offsite parking agreement. 55 Required Parking = 9 on site Parking + 20 grandfathered</p>

LUPC Staff Report - Findings

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

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

	parking spaces + 10 next door off site mechanical parking + 27 Biking stalls on Market street +13 Biking stalls inside the restaurant
LUPC HEARING SUMMARY	
Public Comment:	A few mostly positive welcoming a new restaurant.
Motion:	Motion to approve as presented
Maker / 2nd:	Richard / Steve
Vote:	Yea: 5 / Nay:1 / Abstain:0 / Recuse: 0 / Ineligible: 0 / Absent: 3