

FINDINGS

General Plan Findings

1. **General Plan Land Use Designation.** The subject property is located within the Venice Community Plan area, which was adopted by the City Council on September 29, 2000 (pursuant to Council File 2000-1505 and CPC-97-0047-CPU). The Plan Map designates the subject property for Limited Manufacturing land use with corresponding zones of CM, M1, MR1 and P.
2. The **Transportation Element** of the General Plan will be affected by the recommended action herein. However, any necessary dedication and/or improvements of Zeno Place and Virginia Avenue to Local street standards will assure compliance with this Element of the General Plan and with the City's street improvement standards pursuant to Municipal Code Section 17.05.
4. The **Sewerage Facilities Element** of the General Plan will be affected by the recommended action. However, requirements for construction of sewer facilities to serve the subject project and complete the City sewer system for the health and safety of City inhabitants will assure compliance with the goals of this General Plan Element.
5. **Street Lights.** Any City required installation or upgrading of street lights is necessary to complete the City street improvement system so as to increase night safety along the street which adjoin the subject property.
6. **Coastal Transportation Corridor Specific Plan.** The Coastal Transportation Corridor Specific Plan became effective September 22, 1993 (Ordinance No. 168,999). The specific Plan has established a mechanism and fee structure for new construction to fund the necessary transportation improvements in the area.
7. **Venice Coastal Specific Plan.** The Specific Plan (Ordinance No. 175693) became effective on January 19, 2004. The applicants have requested two Exceptions from the following Sections of the Venice Coastal Zone Specific Plan (Ordinance Nos. 175,693) as follows:
 - A. Section 10.G.3 to permit a building with a height of 30 feet in lieu of the maximum 25 feet which is otherwise permitted for projects with a flat roof by the Specific Plan.
 - B. Section 10.G.4 to permit vehicular access for four of the nine parking spaces via Victoria Avenue in lieu of from the adjacent alleyway as otherwise required by the Specific Plan.

The Findings for the requested Exceptions cannot be made at this time because the Planning Department is recommending Disapproval of the Zone Variance permitting residential uses in the M1 zone which is required to entitle the proposed use on the subject site. The Planning Department is recommending a Zone Change rather than a Variance. Since the use cannot be established, the Planning Department recommends **disapproval without prejudice** of the requested Exceptions for the increased height and vehicular access from Victoria Avenue.

8. **Zone Variance Findings**

The applicants have requested a Zone Variance to permit a multiple dwelling unit building in the M1 (Limited Industrial) Zone. This variance is a key element in determining the appropriateness of the subject project. The Planning Department has considered the proposed project, the surrounding land uses and zones and concludes that the more

appropriate discretionary action would be a zone change for the subject site from M1 to CM. The Limited Industrial land use designation of the Venice Community Plan Has corresponding zones of CM, M1, MR1 and P. The area generally bounded by Zeno Place, Boccaccio Avenue, Abbot Kinney Boulevard and Venice Boulevard is designated as Limited Industrial. While the majority of the uses in this area are industrial, residential uses were also present when the area was initially developed.

The area's mix of industrial and residential uses would be more comprehensively addressed with a zone change to a compatible zone in the Limited Industrial land use designation.

9. Adjustment Findings. Pursuant to Section 12.28 of the Municipal Code

The Findings for the requested Adjustment cannot be made at this time because the Planning Department is recommending Disapproval of the Zone Variance permitting residential uses in the M1 zone which is required to entitle the proposed use on the subject site. The Planning Department is recommending a Zone Change rather than a Variance. Since the use cannot be established, the Planning Department recommends **disapproval without prejudice** of the requested Adjustment.

10. Coastal Development Permit.

The Findings for the requested Coastal Development Permit cannot be made at this time because the Planning Department is recommending Disapproval of the Zone Variance permitting residential uses in the M1 zone which is required to entitle the proposed use on the subject site. The Planning Department is recommending a Zone Change rather than a Variance. Since the use cannot be established, the Planning Department recommends **disapproval without prejudice** of the requested Coastal Development Permit.

11. Mello Act Compliance.

The Findings for the requested Mello Act Compliance cannot be made at this time because the Planning Department is recommending Disapproval of the Zone Variance permitting residential uses in the M1 zone which is required to entitle the proposed use on the subject site. The Planning Department is recommending a Zone Change rather than a Variance. Since the use cannot be established, the Planning Department recommends **disapproval without prejudice** of the requested Mello Act Compliance.

- 12. Environmental Findings (CEQA)** Because the actions are being recommended for disapproval, it is recommended that the Proposed Mitigated Negative Declaration number ENV-2006-9080-MND, not be adopted at this time.

- 13. Fish and Game** The subject project which is located in the County of Los Angeles, will not have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend, as defined by California Fish and Game Code Section 711.2.