

# ATTACHMENT SPR-1

## REQUEST

Applicant requests a Site Plan Review under LAMC Section 16.05 to allow an approximately 48,065 square foot, 57-room mixed use spa hotel and commercial retail project as described in the attachment to the Master Land Use application titled Attachment MLU-1.

## SITE PLAN REVIEW FINDINGS

**1. That the project complies with all applicable provisions of the Los Angeles Municipal Code, Planning and Zoning Section and any applicable specific plan.**

The project complies with the General Plan and complies with applicable provisions of the Planning and Zoning Code even in the areas where modifications and/or exceptions are being requested in that the code provides those remedial code sections as a means of addressing unique circumstances where special considerations may be made and special rights justified and granted in compliance with the applicable plans.

**2. That the project is consistent with the General Plan.**

The General Plan calls for Community Commercial which is consistent with the uses proposed within the subject property. Additionally, the Venice Coastal Zone Specific Plan and the Venice Local Coastal Program Land Use Plan (LUP) calls for “visitor-friendly” and “visitor supporting” uses like hotels that facilitate visitors’ exposure to and experience of the unique Venice coastal region.

**3. That the project is consistent with any applicable adopted redevelopment plan.**

This project is not located within an adopted redevelopment plan area.

**4. That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, load areas, lighting, landscaping, trash collections, and other such pertinent improvements, which is or will be compatible with existing and future development on neighboring properties.**

The proposed project is concurrently seeking a **Specific Plan Project Permit** consistent with the goals and objectives of the adopted **Venice Coastal Zone Specific Plan** which seeks to encourage visitor-friendly amenities in the coastal vicinity. The building is being designed in consideration of visual impacts to the street and the neighboring community to minimize impacts of both scale and massing while providing a viable project and community amenity. The project is also incorporating a portion of an existing structure to retain the flavor and texture of the existing community while paying homage to Charles and Ray Eames even

though the structure is not on any lists of proposed or recognized historic structures or places. After numerous meetings with the community, especially with the Grass Roots Neighborhood Council (GRNC), the building was designed with its massing pulled away from the street faces. The GRNC has consistently voted to support this project as submitted in this application.

**5. That the project incorporates feasible mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would substantially lessen the significant environmental effects of the project, and/or any additional findings as may be required by CEQA.**

The project is submitting additional information for environmental review as directed by staff.

**6. That any project containing residential uses provides its residents with appropriate type and placement of recreational facilities and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties where appropriate.**

Although considered a residential use, the hotel portion of the project is not “long-term stay” and would therefore not require the same type of recreational facilities as would an apartment or condominium building.