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**Land Use and Planning Committee  
Staff Report to Venice Neighborhood Council Board of Officers  
As Of February 20, 2007**

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**Case Number:** ZA 2006-8134 CDP ZU CU ZAI SPP MEL  
**Coastal Development Permit:** ZA 2005-8134 CDP CU ZV ZAI SPP SPE MEL HR  
**Address of Project:** 812 Main Street  
(corner of Main & Abbot Kinney Boulevard)

**Size of Parcel:** Approximately 29,594 square feet  
**Size of Dwelling or Project:** (see description below)

**Venice Subarea:** North Venice

**Applicant:** Pali-Main LLC  
Palisades Development

**Representative:** Matt Fischer, Palisades Development

**Date(s) heard by LUPC:** May 24, 2006  
February 7, 2007

**WLA Area Planning  
Commission Date:** March 7, 2007

**Community Planning Bureau  
Dates: (if known)**

**LUPC Motion to Recommend that the VNC Board of Officers approve the project as presented. Vote: 10-0-0 unanimous**

## **REPORT**

### **Project Description:**

The applicant for proposed Hotel at the street address of 812 Main Street (corner of Abbot Kinney and Main Street) re-presented the project to LUPC on February 7, 2006. The project has 5 condominiums, 43 hotel suites, a retail space (market), and 100 parking spaces. Only 68 parking spaces are required by code. The presentation included describing how the developer plans to address the parking requirement that was due to a private agreement with the 20th Church located across the street on Main (no City involvement on record). The church has a recorded agreement to park 32 cars on the 812 Mai St. site on Wednesday evenings, Sunday mornings and fifteen events a year.

The original proposal included a valet parking service that included parking cars four deep in tandem, as well as parking some cars off site. The City and the community felt this plan would never work. As a result, the developer presented a revised subterranean garage. In the original design the project proposed to go one story down for the parking garage. In the revised proposal, the applicant presented a two story underground garage. The added story allows for all the 32 church parking spaces to conform to code. Both the church requirement and the code required parking spaces for the entire project can be met on site.

### **Pros:**

The applicant was questioned by the LUPC board about:

### **LOADING ZONE**

The questions included where would the retail store loading/unloading be done. Mr. Fisher referred to the illustrations and described that an off street loading area was now included in the project design.

### **VALET**

A question about the valet service was made and again Mr. Fisher said that all the original conditions of the project would exist and re-affirmed the valet service would remain even though they now have plenty of parking.

### **PARKING**

One other discussion that stands out had to do with how the parking spaces would be used when the church rights were not being enforced. Mr. Fisher described that he hopes to be able to rent the spaces out to the community to help recover all the added cost to build a second level of parking. The conversation also included learning that should the church cease to exist; the parking spaces would available for other uses.

**Cons:**

**LACKS CORNER STATEMENT**

A committee member made the point that the applicant was shy to request any exceptions from the VSP and that the Lighthouse entrance at the corner is going to stay within the height limit. From the committee member's view, the applicant should have raised the roof line for this one key feature to make a statement. He went on to point out several other buildings in the area that are all highly visible. In closing the point was made that the intersection of Main and Abbott Kinney is instrumental and should have some sort of a marker appear there.

**FUTURE RETAIL USES**

Some concern was made about the retail use becoming a restaurant or bar but clearly any change of use of this nature would require a new application for a Conditional Use Permit.

**Summary:**

Members of the North Beach Community, as well as a representative from the Christian Science church (with the parking agreement) spoke in favor of the project.

A motion was made and seconded to approve the project as presented. A unanimous vote in favor was made.

**Author of Report**

By: Jim Murez: sp

Date: February 13, 2007