



Venice Neighborhood Council

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**LAND USE AND PLANNING
COMMITTEE STAFF REPORT**

**Submitted to LUPC October 3, 2012,
2012**

**Submitted to VNC Board of Officers
for October 23, 2012 Meeting**



Case Numbers: **ZA-2012-1396-CDP**
 ENV-2012-1397-CE
 DIR-2012-1398-SPP-MEL

Address of Project: **1524 Abbot Kinney Boulevard, Venice, CA 90291**

Property Owners: **Tay Bay, LLC (Tami Pardee)**

Owner’s Representatives: **Robert Thibodeau**

CASE NUMBERS:	ZA-2012-1396-CDP ENV-2012-1397-CE DIR-2012-1398-SPP-MEL
LUPC CASE MANAGER:	Sarah Dennison
MOTION	<p>The VNC supports the Change of Use, as presented. The project requires 8 parking spaces; 1 is grandfathered, 2 are provided on-site, leaving a need for 5. To provide the additional on-site parking for this change of use would require demolition of the entire building structure.</p> <p>The applicant has chosen to restore a historic 1910 single story structure and maintain the character, scale and mass of this corner, therefore the VNC would support the following options:</p> <ol style="list-style-type: none"> 1) In Lieu of Fee for this project only, where physical parking will be provided by money the applicant pays into the Venice Coastal Parking Impact Trust Fund (#864). 2) The applicant could provide 5 parking spaces within 750 feet, by Covenant Agreement, whether grandfathered spaces or physical spaces. <p>From our research, the Land Use and Planning Committee does believe the property owner has more than 5 extra grandfathered spaces or rights available at a nearby property, which could be tied to this property by Covenant Agreement.</p> <p>The applicant has also agreed to pay for 10 bicycle racks in the parkway fronting Rialto, which is</p>

	<p>needed in Venice on Abbott Kinney.</p> <p>Character, Scale and Mass Comment: Although this is an intensification of use of the property (an adaptive reuse project converting a live-work to retail space), the building has not increased in size or in character/architecture. Secondly, the new use is inline with today's current uses on Abbot Kinney and has the written support of a large number of surrounding neighbors.</p> <p><i>Motion made by Sarah Dennison, Seconded Jim Murez,</i></p>
VOTE:	<i>Passed by LUPC 7-0-0</i>
DATE APPROVED BY LUPC:	October 3, 2012

PROJECT SUMMARY TO VNC:

This is an application requesting a Specific Plan Permit, Coastal Development Permit, Categorical Environmental Exemption and Mello Act Exemption and for a change of use from live/work residential to commercial for an existing single-family dwelling (SFD) of 1348 SF and attached single car garage of 185 SF which will be converted to higher intensity commercial retail use. Project site is zoned C2-1-0-CA and is located in the community commercial district strip along Abbot Kinney Blvd. in the North Venice sub-area and the Beach Impact Zone.

LUPC STAFF REPORT

SYNOPSIS:

Although originally built as a single-family home, the applicant property has been in commercial use for many years. At the time it was purchased by the current owner in 2011, the property was in use as the Detox Market, and prior to that time it had been used as a custom furniture showroom, as offices for a cleaning service, as offices for a general contractor and before that as a sign shop. The applicant has documentation that the building has been used for commercial/retail uses for at least the past 18 years.

When the current owner bought the property, it had no kitchen and no bathing facilities, was not insulated, had no heating system, required an electrical system upgrade and could not be used for any legitimate purposes, residential or otherwise.

An application was submitted to the City of LA to bring the building up to code for residential live/work use. A second application was submitted once the owner decided to change the use to commercial/retail rather than live/work use.

Application I: Repair of the property to live/work residential standards bringing outside and inside up to acceptable code compliance standards.

Application II: Change of Use to convert residential live/work use to commercial retail involving upgrades to include installation of a disabled access ramp, remodeling of the bathroom for accessibility, adding a commercial fire sprinkler system, and upgrading the electrical system.

This report covers the scope of Application II.

Requests: 1) **LAMC Section 11.5.7:** Project permit for a change of use from live/work to xcommercial/retail use.
2) **LAMC 12.20.2:** Coastal Development Permit to approve a change of use from live/work to retail use.

Size of Parcel: 2700 SF
Size of Project: 1348 SF building plus an 185 SF attached garage
Number of Stories: 1 story
Lot Dimensions: 30' wide by 90' deep
Assessed Land Value: unknown
Last Owner Change: 2011
Project Description: Change of use from an existing SFD and attached garage to a commercial retail building with an attached garage.

Venice Sub-Area: North Venice, Community Commercial District, Beach Impact Zone
Zone: C2-1-0-CA
Date of Planning Report: TBA
Date of End of Appeal Period: TBA
City Planning Report Prepared by: N/A
LUPC Staff Report Done By: Sarah Dennison
Owner/Applicant: Tay Bay, LLC, (Tami Pardee)
Owner's Representative: Robert Thibodeau
Contact Information: 310.452.8161
Date(s) heard by LUPC: September 5, 2012
Advisory Agency Hearing Date: TBA
Applicant's Neighborhood Mtg: No community meeting held; notices were sent to stakeholders within a 500' radius by JPL Zoning Services; (818) 781-0016

Mello Act: Applicant has requested Mello Act exemption due to fact that it is not financially feasible to develop this property as a residential home and that the property has been in use as commercial/retail for the last 20 years.

Environmental: Application for categorical exemption in process.

ARGUMENTS FOR THIS PROJECT:

Parking: The Venice Coastal Zone Specific Plan requires 2 spaces for a residential artist-in-residence or single-family dwelling located on a 30' wide lot. One such space exists within the garage on the existing site. Retail use requires one parking space per each 225 SF of floor area and one additional space per 640 SF of ground floor area for location within the Beach Impact Zone (BIZ).

With 1348 SF of floor retail area the parking calculation is as follows:

Retail Required Spaces:

$\frac{1348 \text{ SF floor area}}{225 \text{ SF/Space}} = 6 \text{ spaces}$

225 SF/Space

BIZ Required Spaces:

$\frac{1348 \text{ SF ground floor area}}{640 \text{ SF/Space}} = 2 \text{ BIZ spaces}$

640 SF/Space

Total spaces required = 8 spaces

One required space will be provided in the existing garage and a second (BIZ) required HC accessible space built adjacent accessed from the rear the alley. Another space is grandfathered in. This the applicant will be required to provide and five spaces and has agreed to pay \$18,000 per space into the in lieu parking fund for the other five spaces at a total cost of \$90,000.

Street Character and Use: Given the community commercial designation in the Venice Land Use Plan along this part of Abbot Kinney Blvd., the new retail use is a better fit than single-family residential with the other uses now being developed in this area.

ARGUMENTS AGAINST THIS PROJECT:

Parking: As parking is very scarce along Abbot Kinney Blvd. provision of actual constructed parking spaces, or market rate monetary compensation for the value of the land required per each parking space in this area would be preferable to the \$18,000/ space in lieu parking fees now allowed by the City of LA.

Project Density: Given the floor area and number of stories of this project, this development is still much smaller than the highest and best use of this commercially zoned land parcel.

SYNOPSIS OF PUBLIC COMMENT:

No public comments have been received.

LUPC Report compiled by:	Sarah Dennison
Estimated number of hours of staff time:	10

A drawing list and all drawings provided by the applicant have been posted on the website.
<http://cityhood.org/>