

October 15, 1965

Meyer Shacter
c/o Venice Pottery Gallery
1638 Washington Boulevard
Venice, California

Re: Z.A.I. CASE NO. 2329
Pottery or Ceramic
Studio
C2 Zone

Dear Sir:

Your communication of recent date to the City Planning Commission concerning the problem of 389.12 pottery has come to my attention. In your communication, you state that you have been told by the City Planning Department that you must relocate your business or file an application for Zone Variance. I believe your problems have been with the Department of Building and Safety since it is that Department which enforces the zoning regulations. I have been advised that said Department issued orders to you since you apparently installed some kilns in your establishment without having first obtained necessary permits or certificate of occupancy. We do not have sufficient details concerning your enterprise to determine whether it is or is not a permissible use in the C2 Zone. From your description subject to certain details, however, it would appear that your use might be a permissible use in Zone C2 and if so, an application for Zone Variance would be unnecessary. The matter should be further discussed with officials of the Department of Building and Safety, with the following information at hand. If said Department determines that the use is not automatically permissible in the C2 Zone, then you have the right to file an application for Zone Variance but it must be filed in a formal manner with certain fees paid as required by the Municipal Code.

The C2 Zone automatically permits a retail pottery store or an art or antique shop. Section 12.14-A, 1(b) permits as an integral part of such a retail business, the manufacturing of products subject to the following limitations:

1. That the majority of the products and material sold during each calendar month are sold at retail;

2. That not more than five persons are engaged in such manufacturing of products and assembling, compounding, processing, or treating of materials;
3. And that such products, materials and all activities in connection therewith are not objectionable due to odor, dust, smoke, noise, vibration or other causes;
4. That all activities other than incidental storage shall be conducted wholly within a completely enclosed building.

A retail studio potter conforming with all of the above limitations would be a permissible use in the C2 Zone. Please note that the use may not be objectionable due to odor, dust, smoke and noise. The operation of some kilns and the grinding of clay could create dust or smoke which may be the items over which the Building Department has concern.

It is here noted that the wholesale ceramic products manufacturing is first permissible in a CM Commercial Manufacturing Zone and then "provided that the total capacity of all kilns in any one establishment may not exceed 6 cubic feet and that there shall be no pulverizing of clay". Ceramic products manufacturing at wholesale with larger kilns is first automatically permitted in an M1 Zone, but requiring use of previously pulverized clay and not including brick, tile, terra-cotta or sewer pipe manufacturing, which uses are first permitted in an M3 Zone.

You will note from the above discussion that a retail studio potter could sell some of his products at wholesale as long as at least 50% of the products produced are sold at retail from the premises. There would be no limitation on the size of kilns in connection with such a retail establishment if they did not involve the smoke, dust and noise previously discussed. I sincerely hope that this information will assist you in your problem.

Very truly yours,

HUBER E. SMUTZ
Chief Zoning Administrator

HES:jc

cc: Department of Building and Safety
Branch Offices
Associate Zoning Administrators