

CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
OFFICE OF ZONING ADMINISTRATION

STAFF REPORT

November 8, 2000

Deutsch DSL Lincoln (A)  
2444 Wilshire Boulevard, #600  
Santa Monica, CA 90403

Pauline Amond (R)  
P.O. Box 7626  
Northridge, CA 91327

CASE NO. ZA 2000-3322(CDP)(SPP)  
COASTAL DEVELOPMENT PERMIT  
AND SPECIFIC PLAN PROJECT  
COMPLIANCE  
115-251 Lincoln Boulevard  
Venice Planning Area  
Zone : C2-1 and P-1  
D. M. : 111B145  
C. D. : 6  
CEQA : MND 99-0127-(ZC)  
(ZV)(PP)(CDP)  
Fish and Game: Exempt  
Legal Description: Lot A, Estate of  
Dolores Machardo

ZONING ANALYST: MARGARET RICHARDSON

REQUEST

1) A Coastal Development Permit, pursuant to the provisions of Section 12.20.2 of the Los Angeles Municipal Code, to permit the construction, use and maintenance of an 8,366 square-foot commercial addition at the rear of an existing 68,177 square-foot shopping center with 230 parking spaces located within the single permit area of the California Coastal Zone; and 2) Specific Plan Project Compliance, pursuant to the provisions of Ordinance No. 172,897 (Venice Specific Plan) to allow an 8,366 square-foot building addition to an existing 68,177 square-foot shopping center with 230 parking spaces.

## SUBJECT PROPERTY

The subject site is a level, almost rectangular shaped, corner parcel of land, consisting of approximately 4.9 acres, having a frontage of approximately 441 feet on the west side of Lincoln Boulevard and an approximately depth varying from 181 to 280 feet. The subject property is developed with a shopping center that contains a Laundromat, Pic N' Save, Sav-on Drug Store, shoe store, and vacant building formerly an auto parts center.

## SURROUNDING PROPERTY

### North

Adjoining properties to the north of the subject property are zoned RD1.5 C2-1 and P-1 and are developed with one-story apartments and commercial buildings.

### South

Adjoining properties to the south across Rose Avenue are zoned C2-1 and are developed with a variety of uses including a motel, a private school, La Cabana Restaurant and a commercial corner development fronting on Lincoln Avenue.

### East

Adjoining properties to the east of the subject property are zoned C2-1 and P-1 and are developed with a 300 space parking lot, an auto service gas station and a hamburger stand and across Lincoln Boulevard Casablanca Restaurant and two-story office buildings with some first floor retail.

### West

Adjoining properties to the west of the subject property across Seventh Avenue are zoned RD2-1 and are developed with one-story single-family dwellings.

## STREETS AND CIRCULATION

Lincoln Boulevard, adjoining the subject property to the east, is a designated Major Highway dedicated a width of 100 feet and improved with curb, gutter and sidewalk.

Rose Avenue, adjoining the subject property to the south, is a designated Collector Street dedicated a variable width of 73 to 86 feet and improved with curb, gutter and sidewalk.

Seventh Avenue, adjoining the subject property to the west, is a Local Street dedicated a variable width of 40 to 60 feet and improved with curb, gutter and sidewalk.

PREVIOUS CASES, AFFIDAVITS, PERMITS, ETC.

Subject Property:

Case No. ZA 92-0468(CUB) - On July 2, 1992, the Zoning Administrator denied a conditional use to permit in the C2 Zone the sale and dispensing of beer and wine for off-site consumption in conjunction with an existing Pic N' Save retail store, having hours of operation from 9 a.m. to 9 p.m., Monday through Saturday, and 10 a.m. to 7 p.m. on Sunday.

The letter of determination of the above case is attached to the file.

Case No. CPC 99-0542-ZC - the City Council approved a zone change from P1-1 to C2-1 at the subject property.

Case Nos. ZA 96-0736(CUZ)(ZV) and CDP 95-010 - On February 5, 1997, the Zoning Administrator denied a Conditional Use for auto repair (Super Pep Boys) within 300 feet of R Zone; Zone Variance for 9,402 square feet building into the P-1 Zone with reduced parking. Also, denied Costal Development Permit for said 17,242 square feet parts/auto repair at center. Appealed to the Board of Zoning Appeals under BZA 5378.

Case No. BZA 5378 - On May 5, 1997, the Board of Zoning Appeals granted appeal with 19 conditions, i.e. setbacks, wall, hours operated, deliveries, etc.

C.F. 97-0971 and C.F. 97-1084 - August 8 and 11, 1997, City Council adopted Planning Committee action that approved BZA action with 44 conditions after community meetings.

Conditional Certificate of Compliance No. 96-028 - On December 17, 1996, Advisory Agency approved past division (Center parking lot of 230 spaces) of Mirian D. Simonian, with 6 conditions.

Conditional Certificate of Compliance No. 96-029 - On December 19, 1996, Advisory Agency approved past division (restaurant building at Rose Avenue and 7th Avenue) of Elizabeth De Mirjian, with 8 conditions.

Conditional Certificate of Compliance No. 96-030 - On December 26, 1996, Advisory Agency approved past division (gas station and fast food at Rose Avenue and Lincoln Boulevard) of Elizabeth De Mirjian, with 9 conditions.

Conditional Certificate of Compliance No. 96-032 - On December 19, 1996, Advisory Agency approved past division (shoe store with 11 parking spaces at Machado Drive and Lincoln Boulevard) of Deutsch/DSL-Lincoln Ltd., with 7 conditions.

Conditional Certificate of Compliance No. 96-033 - On December 16, 1996, Advisory Agency approved past division (Main building of center except CCC No. 96-029 and property behind building to 7th Avenue) of Deutsch/DSL-Lincoln Ltd., with 7 conditions.

City Plan Case No. 17329 - On October 12, 1965, Ordinance No. 131,010 became effective for a change of zone from C2-1 and R3-1 to C2-1 and P-1.

City Plan Case No. 86-824(GPC) - On May 3, 1989, the City Council adopted the General Plan/Zoning Consistency Program for Venice 11 District. No Action was take regarding the subject site. Ordinance No. 164,844 became effective on June 21, 1989.

#### Surrounding Properties:

Case No. ZA 90-0502(CUB) - On August 15, 1990, the Zoning Administrator denied a conditional use permit at 301 Lincoln Boulevard to permit the off-site sale and dispensing of beer and wine in conjunction with an existing 1,400 square-foot market.

### GENERAL PLAN, SPECIFIC PLANS AND INTERIM CONTROL ORDINANCES

#### Community Plan:

The Venice Community Plan designates the subject property for Neighborhood Commercial with corresponding zones of CR, C1 and C2 and Height District No. 1.

#### Specific Plans and Interim Control Ordinances:

The subject property is within the area of the Venice Specific Plan (Ordinance No. 172,897). A project permit is required. The project is located in the Oakwood Community and is part of the subarea Oakwood-Milwood-Southeast Venice.

#### Flood Hazard Management Specific Plan:

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 154,405, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding. (No shading)

#### Environmental:

On July 28, 1999, the City Planning Department Environmental Staff Advisory Committee (ESAC) issued Mitigated Negative Declaration No. MND 99-0127(ZC)(ZV)(PP)(CDP) (Article V - City CEQA Guidelines) and determined that by imposing conditions the impacts could be reduced to a level of insignificance.

### RESPONSES/COMMENTS FROM OTHER DEPARTMENTS

As of the writing of this report, no other department or division has responded.

## GENERAL COMMENTS

The subject property is a 4.9 acre shopping center on the northwest corner of Lincoln Boulevard and Rose Avenue in the Venice area of the City of Los Angeles. The center is anchored by Sav-on Drugs Store, Pic N' Save and the Foot Locker. There is a vacant 7,840 square-foot store adjacent to Sav-on Drugs.

In 1999 a zone change was granted on the subject property from P1-1 to C2-1 to permit the applicant to both expand the center and remodel the center. A part of the center adjacent to Sav-on Drug store has been vacant for a considerable period of time. Staff was told by the representative of the applicant that all potential lessees found the vacant space too small. To the rear of the vacant portion of the shopping center is an unused portion of the parcel. It is purposed to construct on this portion thus making the vacant building more leasable by adding 8,366 square feet. Simultaneously the whole center will be upgraded. The parking lot will also undergo a face-lift with trees being planted. The whole center staff was told will have a new look. There are 230 parking spaces. The applicant will add 32 spaces behind the building on 7th Avenue.

The applicant as required under the zone change granted in 1999 has now applied for a Coastal Development Permit and a Project Permit in accordance with Section 7 of the Venice Specific Plan.

A Coastal Development permit is requested. Attached below are the findings necessary for the granting of a coastal development permit.

1. The development is in conformity with Chapter 3, of the California Coastal Act of 1976.
2. The development will not prejudice the ability of the City of Los Angeles to prepare a Local Coastal Program in conformity with said Chapter 3.

Currently, there is no adopted Local Coastal Program (LCP) for this portion of the Coastal Zone. In the interim, the adopted Venice Community Plan serves as the functional equivalent in conjunction with any pending LCP under consideration. The Venice Community Plan designates the subject property for highway oriented commercial with corresponding zones of CR, C1 and C2. The project substantially conforms with Plan density permitted and all other provisions of the Plan. Therefore, it follows that the proposed project would not prejudice the goals and objectives of the Venice Community Plan or the ability of the City in preparing a more specific Local Coastal Program.

3. The interpretive Guidelines established by the Coastal Commission, dated October 14, 1980 and any subsequent amendments thereto, have been reviewed, analyzed and considered in the light of the individual project in making this determination. The Coastal Commission Guidelines of density, setbacks, parking and height are not affected by the instant request.

4. The decision of the permit granting authority has been guided by any applicable decision of the Coastal Commission. Generally, the Coastal Commission has tended to encourage and support the eclectic nature of projects in Venice and this particular development does not appear to generate any precedent contrary to the request herein.
5. If the development is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, the development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act. The proposed development is not so located.

The applicant has applied for a Project Permit

1. That the Project is compatible in scale and character with the existing neighborhood ... and would not be materially detrimental to adjoining lots or the immediate neighborhood.

The proposed 8,366 square foot building addition will not exceed the height of the existing commercial building; will not extend toward 7th Street beyond the existing building and will comply with the "Q" Conditions of the zone change, i.e. setback, landscaping and block wall separation to the immediate residential area (RD1.5-1) to the north. Access to the stores will remain from Lincoln Boulevard and no additional customer traffic will impact that residential area along 7th Street and Machado Drive. The building and future use will be less intensive than previously approved for the Pep Boy Super Store.

2. That the Project is consistent with the policies and provisions of the general Plan and all Applicable Specific Plans.

The Venice District Plan designates the subject property for Commercial Neighborhood and Office with corresponding zones of CR, C1, C2, C4 and P and Height District No. 1. The proposed one-story 8,366 square-foot building addition, in the (Q)C2-1 Zone, will fill-in a rear indentation space for a business to serve the neighborhood area. Said proposal to enhance the shopping center would be consistent with the Venice District Plan and Specific Plan.

3. That the Project is consistent with the goals of the California Coastal Act and that the Project will not prejudice the development, adoption or implementation of the Local Coastal Program in the Venice Coastal Zone.

The Venice Local Coastal Program, Land Use Plan (LUP) was adopted by the Los Angeles City Council on October 29, 1999. The land use designation for the subject property was amended from Neighborhood and Office Commercial, as shown on the Venice Community Plan, to the current designation of Neighborhood Commercial.

The Venice Coastal zone Specific Plan (Ordinance no. 172,897) was adopted by the City Council of October 29, 1999. The subject shopping center is located within the Oakwood-Milwood-Southeast subarea.

The proposed project for a 12.3 percent increase in building area for the shopping center in the commercial zone will be consistent with the recently updated Venice Specific Plan, will comply with the Coastal Plan and "Q" conditions of CPC 99-0542-ZC that changed the zoning from parking to commercial.

4. That the Project complies with all development requirements of the Specific Plan.

The Oakwood-Milwood-Southeast Venice subarea limits second floor retail, height to 25 feet and access from alleyways specifically but does not affect this proposal. In general the Specific Plan sets standards for parking at 1:200 square feet, landscaping and materials which must be incorporated into the design for the 8,366 square-foot addition prior to obtaining a building permit. Density and residential standards listed will not apply to a commercial project.

5. That the applicant has guaranteed to keep the rent levels of any Replacement Affordable Unit at an affordable level, etc.

Does not apply as no residential uses are proposed or removed.

6. That the Project is consistent with the special requirements for low and moderate income housing units in the Venice Coastal Zone, etc. Does not apply same as Finding No. 5 above.

Staff was told that the proposed project has the support of the 6th Council District office and the adjacent community. The adjacent community was consulted and became involved in the planned remodeling of the center.

As of the writing of this report no letters either in support of or in opposition to the request have been received by staff.

MARGARET RICHARDSON

Zoning Analyst

MR:gx