

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CA 90802-4830
(562) 590-5071



W18a

A-5-VEN-15-0003 (LionGate Global#1, LLC)

April 14, 2021

Correspondence

Spencer, Amrita@Coastal

From: Vaughn, Shannon@Coastal
Sent: Wednesday, April 07, 2021 9:32 AM
To: Spencer, Amrita@Coastal
Cc: Hudson, Steve@Coastal; Stevens, Eric@Coastal
Subject: FW: 1214 Abbot Kinney, CDP A-5-VEN-15-0003

Hi Amrita. Will you please respond to Mr. Murez. I haven't read this yet, but we might need to include it to correspondence section.

-----Original Message-----

From: murez@venice.net <murez@venice.net>
Sent: Wednesday, April 7, 2021 9:26 AM
To: Vaughn, Shannon@Coastal <Shannon.Vaughn@coastal.ca.gov>
Cc: Hudson, Steve@Coastal <Steve.Hudson@coastal.ca.gov>; len.nguyen@lacity.org; 'Robin Rudisill' <wildrudi@mac.com>
Subject: 1214 Abbot Kinney, CDP A-5-VEN-15-0003

I received a notice in the mail about a scheduled hearing on 4/14/2021 for a property I appealed many years ago located at 1214 Abbot Kinney, Venice 90291. They never stopped operating out of compliance and ignored the Commissions denial of the CDP Application more than five years ago.

I am I was notified of this new application because of my prior appeal with the Commission but that is only a guess on my part.

The hearing notice describes an completely new project that has not come before the local community for ANY review. The LA City Planning Department does not seem to be involved in this action which leaves me wondering how a CDP can be considered before clearing LAMC.

From the surface it seems like the applicant is trying to do the right thing and clear up the very old appeal on the project. But dig a bit deeper and you realize that this property has been violating local code by operating a business with thirty or more employees for over 5 years at this site. The same owner has been collecting rent all these years and benefitting at the cost of the community.

If the project was to go through the City process, they would need to apply for one of more variances to LAMC. The first one that comes to mind is the requirement for a commercial loading zone which is not allowed to be located within the public right-of-way. This property has an alley which backs up to residential properties. Using the alley for commercial deliveries will have a huge impact on the residents if the loading zone is not provided on the subject project site. And to be 100% clear, I'm not referring the to the ADA loading zone, the Commercial Loading zone is required on all commercial projects which have alley access.

I have visited this property and without major reconstruction of the ground floor, I do not understand how the proposed project will conform to LAMC Exiting codes. This is a three story project with Rooftop access to an outdoor deck. The City code requires two separate paths of travel to the exterior which is not allowed to pass through a separate commercial occupant area. Again, LA Planning would have to raise a flag if this condition was not being meet.

Finely, Abbot Kinney is very under parked. Allowing bicycle parking in lieu of actual parking on a new project would never be allowed under the current CCC Certified LUP. Well, like my original appeal stated this is a new project that was originally permitted under the current Land Use Plan. What is happening on this site that seems very wrong to me is

propose and build a minimal occupancy, Artist-In-Residence (AIR) which only requires two parking spaces and then after the Certificate of Occupancy is issued go back and claim they want to have leniencies that are only allowed to adaptive reuse

projects. So I'm clear on the concept, the LUP addresses allowing leniencies to older structures that were created without parking before the LUP existed, the term is adaptive reuse and suggests they are proposing to make a historic building compatible with the needs of the community today. At this site that is simply not the case, AIR is a designated use in the area and therefore the applicant needs to comply to all the codes that applied at the time of construction. Bike parking has never been part of the LUP and has not been proven to work for 50% of the retail parking requirement. (The other 50% of the proposed Retail parking is reserved for ADA Van parking on the interior of a ground floor garage that includes the resident parking.)

Please deny this application and make the message clear, they need to stop using the property as an office building until they can comply to all applicable codes.

Thank you for your considerations.

James Murez
Venice Resident

From: SouthCoast@Coastal
To: Spencer_Amritha@Coastal
Subject: FW: Correspondence for W18a, A-5-VEN-15-0003, 1214 Abbot Kinney Blvd
Date: Friday, April 09, 2021 5:33:10 PM
Attachments: [Screen Shot 2021-04-09 at 11.00.27 AM.png](#)

From: Robin Rudisill [mailto:wildrud@cloud.com]
Sent: Friday, April 09, 2021 4:05 PM
To: Spencer, Amritha@Coastal; SouthCoast@Coastal
Cc: Hudson, Steve@Coastal; Vaughn, Shannon@Coastal; Stevens, Eric@Coastal; Jason Douglas
Subject: Correspondence for W18a, A-5-VEN-15-0003, 1214 Abbot Kinney Blvd

W18a
A-5-VEN-15-0003
1214 Abbot Kinney Blvd, Venice

Dear Coastal Staff,

Regarding this case, I was one of the original appellants of the Coastal appeal and I also appealed this permit at the City level. The property has been used for commercial offices since before the time of the City's CDP approval on November 14, 2014, over 6 years ago. (The original application date for this CDP was June 4, 2014.)

Here is some information about the property, retrieved online:

1214 Abbot Kinney Blvd is the home of Media Monks, a creative, digital production company with offices all around the world. The building is listed on [realtor.com](https://www.realtor.com) as 3 beds, 4 baths, on a 2,696 square foot lot.

Property Overview - 1214 Abbot Kinney Blvd, Venice, CA 90291 is a commercial home built in 2007. This property was last sold for \$5,450,000 in December 2013. Media Monks has offices around the globe: Amsterdam, Berlin, London, Stockholm, Cape Town, Dubai, Riyadh, Moscow, Kazakhstan, New Delhi, Bengaluru (India), Shanghai, Singapore, Sydney, Victoria (Australia), San Francisco, New York, Venice, Mexico, Toronto, Buenos Aires, Sao Paulo.

<https://www.mediamonks.com/about?department=main>

Here is the detail on the Venice office:

LOS ANGELES

We've been producing bright work for LA's shiniest agencies for almost five years, and as of 2014, MediaMonks also physically stars on the West Coast. Since joining forces with Stopp, we have a new brand-new office, strengthening our commitment to produce blockbuster work at the intersection of film and digital.

1214 Abbot Kinney Blvd
Venice, CA, 90291
United States of America

la@mediamonks.com
+1 (310) 684 5404

CONTACT

Olivier Koelemij
olivier@mediamonks.com
+1 907 891 8571

According to local real estate agents, "commercial home" is not a real estate or zoning description. Thus it appears that term is something they made up as they know the current use is commercial and unpermitted.

We've heard from several people who live close by 1214 Abbot Kinney that the building is used for offices with no residential use, and has been for years. It is estimated by one neighbor that there are over 30 employees (with only three parking spaces). Our concern is that after getting your approval of their CDP for a change of use from 100% residential to a mixed use with a dramatically reduced commercial area from 2,300 sf to only 550 square feet (for purposes of dramatically reducing their parking requirement) and with the rest for residential, that it is very likely that they will continue to use the building for 100% commercial office use, with no residential use.

This scheme that developers attempt, frequently on Abbot Kinney Blvd, is resulting in a loss of housing in the Venice Coastal Zone, the cumulative impact of which is significant and growing. A change from 100% residential housing to a commercial mixed use is a state Mello Act violation, but our City refuses to enforce such Mello Act violations.

At a minimum, a special condition and affidavit should be required that states that the only commercial/office/retail use will be in the allotted 550 square feet. The Commission should also require proof that the lease for Media Monks has been reduced to the 550 square feet they are representing as commercial and that the lease will not include the residential portion of the building, as well as an affidavit to that effect.

Lastly, we are confused about the square footage. They are converting a 4,230 sf single-family dwelling to a mixed use with 550 sf of retail space and a 2,990 sf residence. We cannot account for the rest of the square footage, of 690 sf. The original City CDP indicated retail space of 2,300 sf and residential use of not in excess of 1,502 sf (total = 3,802 sf). Also, on the City's planning system, ZIMAS, the current total building square footage is listed as 5,387 sf, a difference of 1,157 sf to the 4,230 sf indicated in the report. (The first page of their plans doesn't help explain this.)

Applying for this permit or even agreeing to reduce the commercial area to 550 square feet appears to be just "smoke and mirrors," as the property has been used as 100% commercial office space since before the City's CDP approval in 2014, and so it seems very likely that the 100% commercial use will continue. Please take steps to assure that this cannot continue and that the applicant will honor the uses in their CDP and Certificate of Occupancy. If you do not, it's very likely they will continue to defy the law.

Sincerely,
Robin Rudisill
on behalf of Citizens Preserving Venice
*For the Love of Los Angeles
and our precious Coast*