

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

EXHIBITS

Table of Contents

Exhibit 1 – Vicinity Map and Project Site

Exhibit 2 – Project Plans

Exhibit 3 – Transportation and Parking Management Plan (TPMP)



Project Site

An aerial photograph of Venice, California, showing the coastline, canals, and Marina Del Rey. A yellow circle highlights the 'Project Site' in the upper left quadrant of the map.

Venice Canals

Venice Pier

Marina Del Rey



Aragon Court

Project Site

Abbot Kinney Boulevard

ROCHA JUNEN
ASSOCIATES
ARCHITECTS ENGINEERS

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PROPOSED TENANT IMPROVEMENT FOR:
1214 S ABBOT KINNEY
VENICE, CA 90291



PROJECT 18480H
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DATE April 03, 2019
SHEET ONE

DATA SHEET
SHEET NO.

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Inhibit 2

1 of 6

1214 S ABBOT KINNEY, VENICE, CA 90291

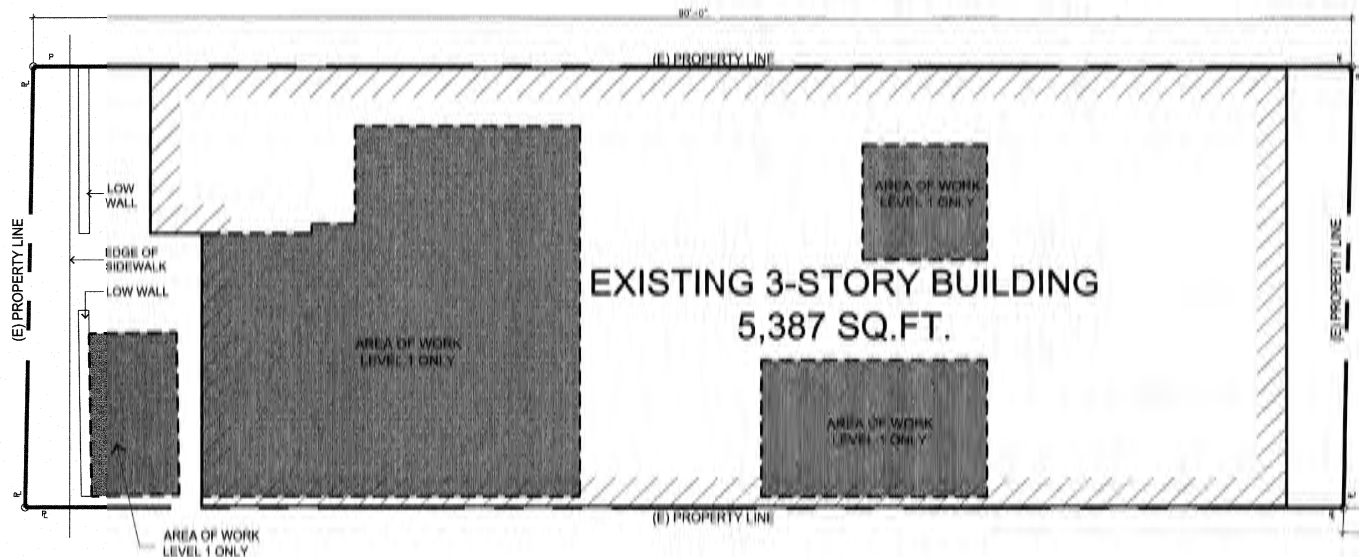
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A-5-VEN-15-0003

Exhibit 2

Page 1 of 6

ABBOT KINNEY RD.



LA CDBS REQUEST FOR MODIFICATION OF BUILDING ORDINANCES
 UNDER AUTHORITY OF L.A.M.C. SECTION 86.003

PROJECT: 1214 S ABBOT KINNEY
 DATE: APRIL 15, 2019
 PROJECT DESCRIPTION: 1214 S ABBOT KINNEY
 CITY: VENICE, CA 90591
 COUNTY: LOS ANGELES
 ZONE: C-1

FOR CITY DEPARTMENT'S USE ONLY (FILL IN THIS LINE)

COMMUNICATIONS: YES ☐ NO ☐
 FIRE: YES ☐ NO ☐
 PLUMBING: YES ☐ NO ☐
 ELECTRICAL: YES ☐ NO ☐
 MECHANICAL: YES ☐ NO ☐
 OTHER: YES ☐ NO ☐

DEPARTMENT ACTION
 APPROVED: ☐ DENIED: ☐

FEES
 Application Fee: \$150.00
 Permit Fee: \$150.00
 Inspection Fee: \$150.00
 Total Fees: \$450.00

LA CDBS SUMMARY OF ACCESSIBILITY UNDEVELOPED FOR COMMERCIAL PROJECTS
 P/B/C 2017-076

PROJECT ADDRESS: 1214 S ABBOT KINNEY
 PROJECT DESCRIPTION: 1214 S ABBOT KINNEY
 CITY: VENICE, CA 90591
 COUNTY: LOS ANGELES
 ZONE: C-1

PATH OF TRAVEL REQUIREMENTS FOR ADA COMPLIANCE (SECTION 90.003)

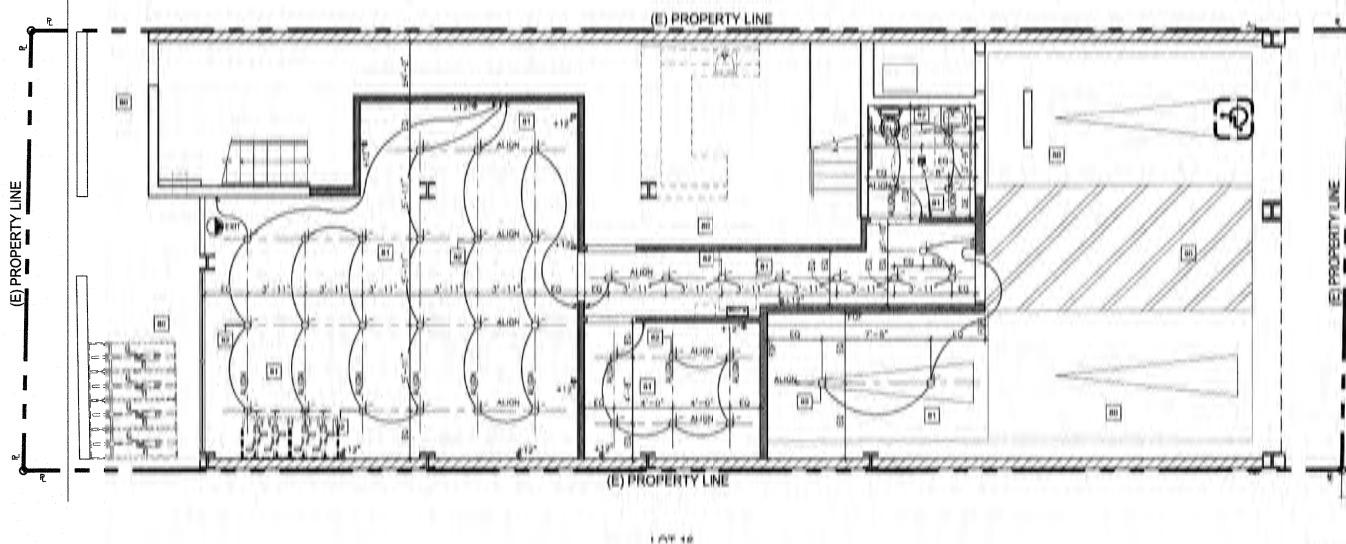
1. Accessible Entrance: YES ☒ NO ☐
 2. Accessible Route to the Entrance: YES ☒ NO ☐
 3. Accessible Route to the Entrance: YES ☒ NO ☐
 4. Accessible Route to the Entrance: YES ☒ NO ☐
 5. Accessible Route to the Entrance: YES ☒ NO ☐
 6. Accessible Route to the Entrance: YES ☒ NO ☐
 7. Accessible Route to the Entrance: YES ☒ NO ☐
 8. Accessible Route to the Entrance: YES ☒ NO ☐
 9. Accessible Route to the Entrance: YES ☒ NO ☐
 10. Accessible Route to the Entrance: YES ☒ NO ☐

DEPARTMENT ACTION
 APPROVED: ☐ DENIED: ☐

PRIMARY PATH OF TRAVEL

1. Accessible Entrance: YES ☒ NO ☐
 2. Accessible Route to the Entrance: YES ☒ NO ☐
 3. Accessible Route to the Entrance: YES ☒ NO ☐
 4. Accessible Route to the Entrance: YES ☒ NO ☐
 5. Accessible Route to the Entrance: YES ☒ NO ☐
 6. Accessible Route to the Entrance: YES ☒ NO ☐
 7. Accessible Route to the Entrance: YES ☒ NO ☐
 8. Accessible Route to the Entrance: YES ☒ NO ☐
 9. Accessible Route to the Entrance: YES ☒ NO ☐
 10. Accessible Route to the Entrance: YES ☒ NO ☐

DEPARTMENT ACTION
 APPROVED: ☐ DENIED: ☐

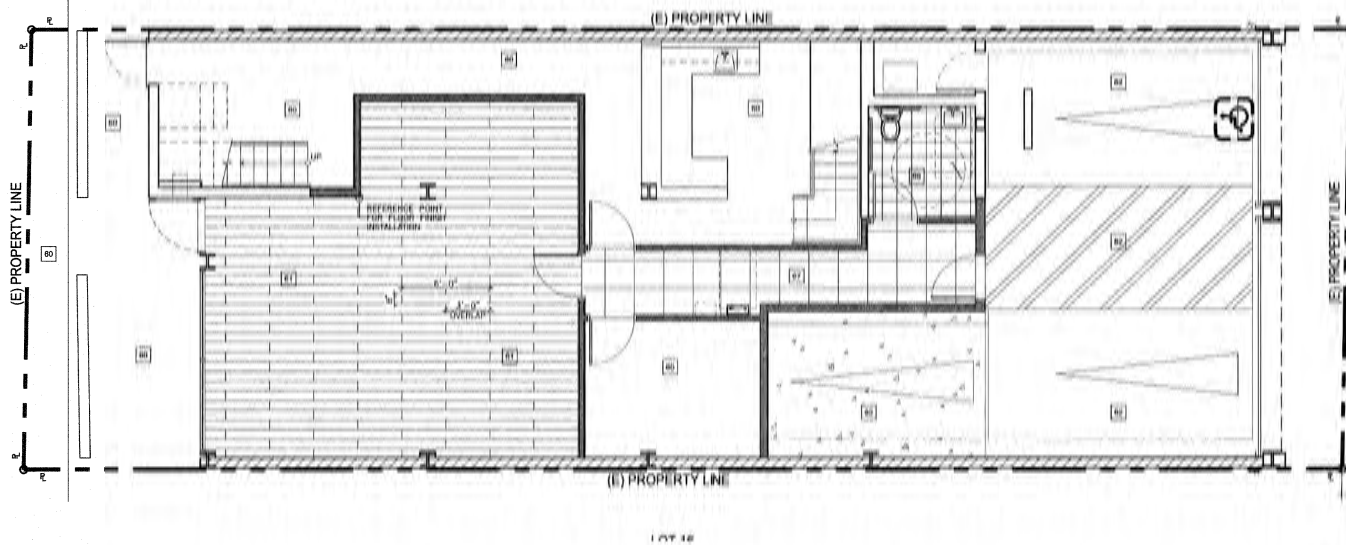


PROPOSED POWER PLAN REFLECTED CEILING PLAN AT LEVEL 1
SCALE 1/8" = 1'-0"

- NOTES:
- SEE A6.10 FOR KEYNOTES
 - ALL DIMENSIONS ARE TO THE FACE EXISTING FINISH AND TO THE FACE OF NEW STUD UNLESS OTHERWISE NOTED

LEGEND

NEW EXTERIOR WALL	[Symbol]
NEW INTERIOR WALL	[Symbol]
NEW 2 HR RATED WALL	[Symbol]
NEW 1 HR RATED WALL	[Symbol]
EXISTING WALLS TO REMAIN	[Symbol]
EXISTING CMU WALLS TO REMAIN	[Symbol]
EXISTING WALLS & ELEMENTS TO BE DEMOLISHED	[Symbol]



PROPOSED FLOOR FINISH PLAN AT LEVEL 1
SCALE 1/8" = 1'-0"

- NOTES:
- SEE A6.10 FOR KEYNOTES
 - ALL DIMENSIONS ARE TO THE FACE EXISTING FINISH AND TO THE FACE OF NEW STUD UNLESS OTHERWISE NOTED

CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BOARD OF PUBLIC WORKS

This set of plans and specifications has been prepared and is approved by the undersigned as being in accordance with the laws and ordinances relating to public accommodations and housing.

The stamping of this set of plans and specifications shall not be held to prevent or delay in the execution of any project from which it was made, and local laws and ordinances relating to accessibility to public accommodations and housing.

By: _____ Title of: _____
Date: _____

LEGEND

NEW EXTERIOR WALL	[Symbol]
NEW INTERIOR WALL	[Symbol]
NEW 2 HR RATED WALL	[Symbol]
NEW 1 HR RATED WALL	[Symbol]
EXISTING WALLS TO REMAIN	[Symbol]
EXISTING CMU WALLS TO REMAIN	[Symbol]
EXISTING WALLS & ELEMENTS TO BE DEMOLISHED	[Symbol]



ROCHA NUENZ
ASSOCIATES
ARCHITECTS & ENGINEERS

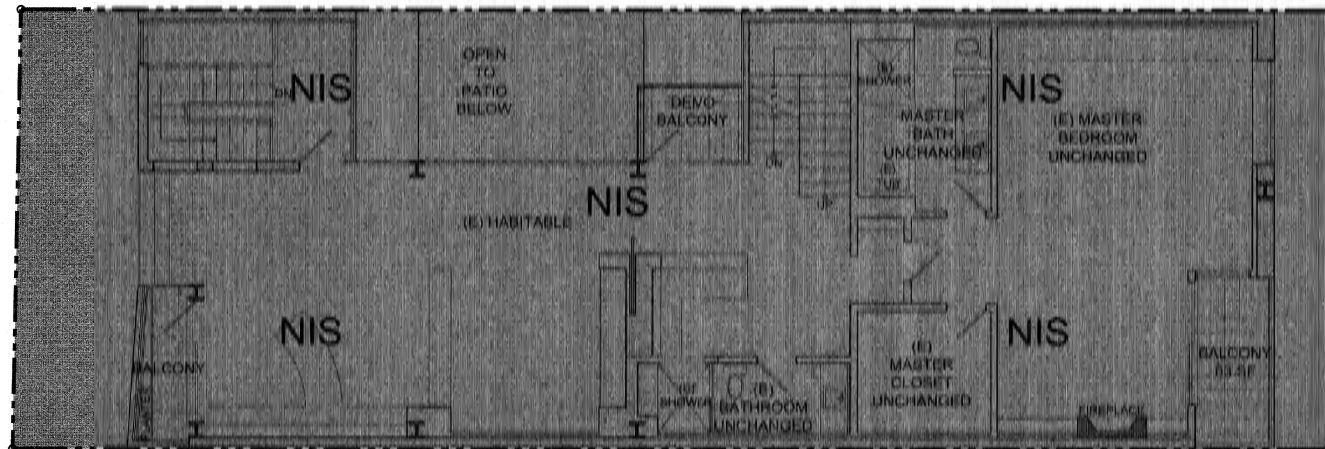
10000 WILSON BOULEVARD, SUITE 100
LOS ANGELES, CALIFORNIA 90024
TEL: (310) 551-1111
FAX: (310) 551-1112
WWW.ROCHANUENZ.COM

PROPOSED TENANT IMPROVEMENT FOR
1214 S ABBOT KINNEY
VENICE, CA 90291



PROJECT NO: **18.20 AK1**

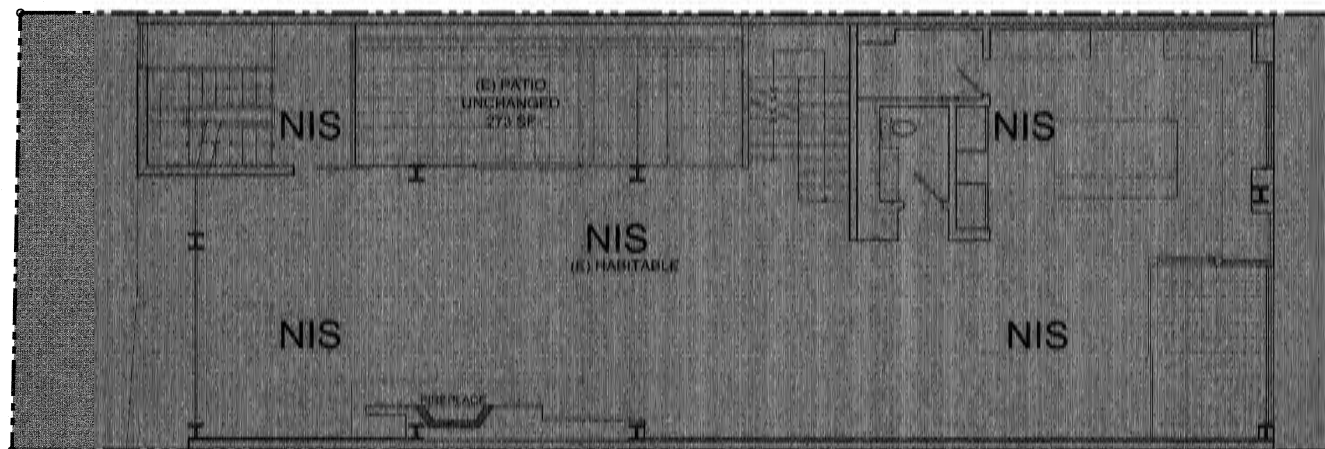
NO.	REVISION	DATE
1	Issue for Construction	April 03, 2019



LEGEND

- NEW EXTERIOR WALL
- NEW INTERIOR WALL
- NEW 2 HR RATED WALL
- NEW 1 HR RATED WALL
- EXISTING WALLS TO REMAIN
- EXISTING CMU WALLS TO REMAIN
- EXISTING WALLS & ELEMENTS TO BE DEMOLISHED

EXISTING 3RD FLOOR PLAN 3
SCALE: 1/8" = 1'-0"



LEGEND

- NEW EXTERIOR WALL
- NEW INTERIOR WALL
- NEW 2 HR RATED WALL
- NEW 1 HR RATED WALL
- EXISTING WALLS TO REMAIN
- EXISTING CMU WALLS TO REMAIN
- EXISTING WALLS & ELEMENTS TO BE DEMOLISHED

EXISTING 2ND FLOOR PLAN 1
SCALE: 1/8" = 1'-0"

ROCHA NUENZ ASSOCIATES ARCHITECTS ENGINEERS

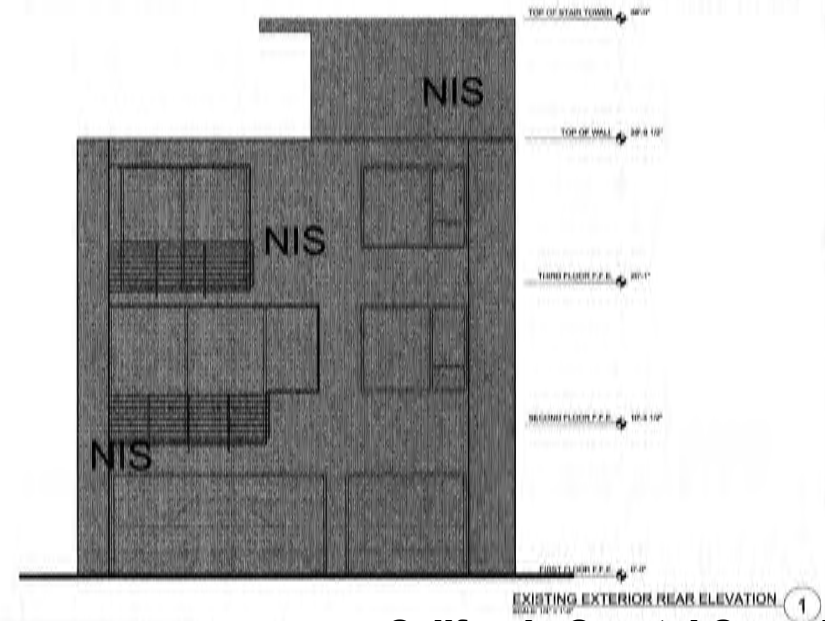
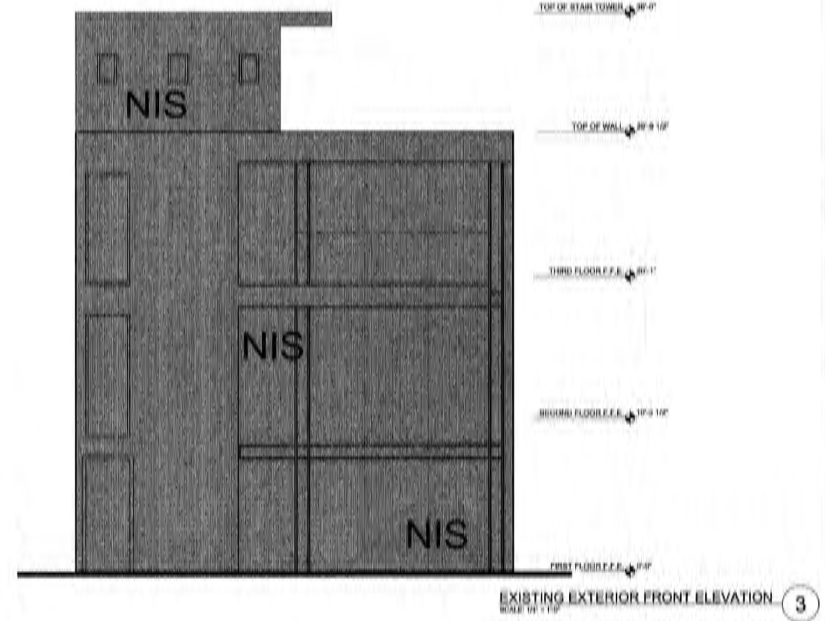
PROPOSED TENANT IMPROVEMENT FOR 1214 S ABBOT KINNEY
VENICE, CA 90291

C 10775

18.20 AK1

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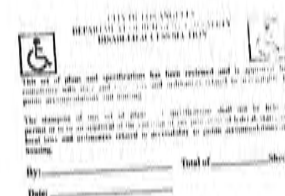
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PROPOSED TENANT IMPROVEMENT FOR:
1214 S ABBOT KINNEY
 VENICE, CA 90291

NO.	DATE	REVISION	BY
1	April 03, 2019	ISSUED FOR PERMIT	

DATE: April 03, 2019
 SHEET TITLE: (E) EXTERIOR ELEVATIONS
 SHEET NO:



TRANSPORTATION AND PARKING MANAGEMENT PLAN

1214 S. ABBOT KINNEY BLVD
VENICE, CA 90291

Prepared By:

Rocha Nuez Associates
28025 Dorothy Drive, Suite 100
Agoura Hills, CA 91301
(818) 575-9400
www.rochanuez.com



INDEX:

List of Sections

Section I: Project Background

Section II: Parking

Section III: Alternative Transportation

Section IV: Conclusion

Proposed Conditions:

Proposed Condition #1: Applicant shall maintain on-site bicycle parking for a minimum of eight (8) bicycles.

Proposed Condition #2: Applicant shall offer as many monthly bus passes per month as required by employees who will be using transit to commute to the building.

Proposed Condition #3: Applicant shall maintain on-site parking for a minimum of three (3) vehicles.

SECTION I: PROJECT BACKGROUND

The property is located at 1214 S. Abbot Kinney Boulevard in the City of Los Angeles within the Venice Coastal Zone Community Plan Area. The project was re-developed in 2005 (per building permit #04010-30000-01168 dated 6/27/2005) with a three-story 77' x 30' approximately 6,812 square foot single family dwelling, including approximately 795 square feet enclosed three-car garage.

The project scope of work will consist of the following:

1. Convert existing single-family dwelling to artisan residence.
2. Convert 555 sq. ft. of existing residence on level 1 to retail.
3. Convert 160sq. ft. of existing residence on level 1 to a compact parking space to provide one (1) additional parking space.

SECTION II: PARKING

The parking for the building consists of providing two (2) parking stalls for the artist-in-residence. This is provided by one (1) standard parking space and one (1) compact parking space in tandem on site.

The retail space requires two (2) parking spaces. This is provided by one (1) ADA parking space and four (4) in lieu bicycle parking stalls.

The additional beach parking requires one (1) space for every 640 square feet. The new retail space is 550 square feet. Therefore, 550 square feet divided by 640 square feet equals .85 (this is less than 1 space) required. Regardless, the minimum required to be provided is two (2) spaces. Since we do not have physical on-site space, we are providing two (2) in lieu bicycle parking stalls. Four (4) per each parking (which is two) results in a total of eight (8) bicycle parking stalls.

Please refer to our parking analysis below.

PARKING ANALYSIS				
	REQUIRED	PROVIDED		
		ON SITE PARKING	IN LIEU OF BICYCLE PARKING	TOTAL PROVIDED
EXISTING SINGLE FAMILY DWELLING	2	2	0	2
550 SF CONVERTED TO RETAIL SPACE AT 1 PER 225 SF 550 SF ÷ 225 = 2.4 = 2	2	1	4 BICYCLES = 1 STALL	2
BEACH PARKING AT 1 PER 640 SF 550 SF ÷ 640 = 0.85 PARKING (MIN REQUIRED = 2)	2	0	4 BICYCLES = 1 STALL	1
TOTAL SPACES REQUIRED	6	TOTAL SPACES PROVIDED		5
TOTAL REQUIRED PARKING = 6				
TOTAL PROVIDED PARKING = 5				
REQUESTING PARKING CREDITS = 1				
NOTE: MINIMUM 3 BUS STOPS AVAILABLE WITHIN 1,500 FOOT VICINITY OF THE PROPERTY 30% OF TOTAL REQUIRED PARKING SPACES TO BE USED AS BICYCLE PARKING 6 X 30% = 1.8 = 2 = NUMBER OF PARKING SPACES USED AS BICYCLE PARKING = 8 BICYCLES				

Also, in recognition of public transportation, we are providing our retail employees free monthly bus passes to mitigate the onsite parking situation.

Proposed Condition #3: Applicant shall maintain on-site parking for a minimum of three (3) vehicles.

SECTION III: ALTERNATIVE TRANSPORTATION

It is anticipated that many of the tenants, employees, and visitors to the building will utilize alternative transportation as the site is ideally located approximately 100 yards from the intersection of Abbot Kinney Boulevard and California Ave. This intersection contains stops for Big Blue Bus (BBB) Route 18 along California Ave, BBB Route 1 and Metro Bus Route 33 along Abbot Kinney Boulevard which travels on a dedicated bus lane during commute hours. Bicycle commuting is supported by bike lanes in both directions along Abbot Kinney Boulevard. There is also a Metro bike share hub located on the North East corner of Abbot Kinney Boulevard and Cadiz St intersection.

See below nearby bus stops:



To further encourage alternative transportation and help mitigate vehicle traffic to the building the applicant proposes the following:

Proposed Condition #1: Applicant shall maintain on-site bicycle parking for a minimum of eight (8) bicycles.

Proposed Condition #2: Applicant shall offer as many monthly bus passes per month as required by employees who will be using transit to commute to the building.

SECTION IV: CONCLUSION

The 1214 S. Abbot Kinney Boulevard project is located in a mostly commercial-retail pedestrian area. We feel the community will benefit from having a commercial-retail space on the first floor level to compliment the pedestrian flow while providing an artist-in-residence on the second and third floor level.

Although, the additional two (2) beach parking are not required by the City of Los Angeles and recognizing that ride sharing and bicycle use is a common means of transportation, we will add additional bicycle stalls and provide our employees free monthly bus passes. This will provide a great benefit to the building occupants as well as the community.