



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 | www.VeniceNC.org

Email: LUPC@VeniceNC.org



LUPC STAFF REPORT

PROJECT INFORMATION	
Date:	January 1, 2023 Final Report
Case Number:	DIR-2022-4465-CDP-MEL
Address:	613 E Brooks Ave
Link to Planning Case:	https://planning.lacity.org/pdiscaseinfo/caseid/MjU4NjMx0
Subarea: (check one)	Ballona Lagoon West Bank <input type="checkbox"/> Oakwood-Milwood-Southeast Venice
	Ballona Lagoon (Grand Canal) East Bank <input type="checkbox"/> Venice Canals
	Silver Strand <input type="checkbox"/> North Venice
	Marina Peninsula <input type="checkbox"/> Oxford Triangle
Project Type: (check all that apply)	Residential <input type="checkbox"/> Commercial
	Walk Street <input type="checkbox"/> Zoning Variance or Waiver
	Zoning Admin. Adjustment <input type="checkbox"/> Specific Plan Exemption
	De Minimus <input type="checkbox"/> Other:
LUPC Staff:	Jeff Martin
Project Description:	PROJECT PROPOSES REMODEL AND ADDITION OF THE (E) SFD W/ ATTACHED 2-CAR GARAGE, ROOF DECK, POOL, DECK, RETAINING WALL, ASSOCIATED GRADING AND HARDSCAPE IMPROVEMENTS. DEMOLITION OF DETACHED GARAGE.
Requested Entitlement:	1) CDP
COMMUNITY OUTREACH	
Date:	December 8, 2022
Notification Radius:	100 Foot Radius - Sent to 41 owner/occupants
Summary of Feedback:	No attendees at the zoom meeting
LUPC HEARING SUMMARY	
Public Comment:	Several public comments stating that they hope the tree on the property can be saved and not be torn down. Another public comment said they think the tree is a danger as it could fall over and damage neighboring properties, so they think the tree should be removed. Some public comments stating they wish the project was multifamily to provide more housing units.
Motion:	Approve as presented
Maker / 2nd:	Jeff Martin / Lauren Siegel
Vote:	Yea: 6 / Nay: 0 / Abstain: 0 / Recuse: / Ineligible:

LUPC Staff Report - Findings
 Case No.: [DIR-2022-4465-CDP-MEL]
 Address: [613 E Brooks Ave]
 Staff: [Jeff Martin]
 July 26, 2022

FINDINGS

SECTION 8.A. EXEMPTION TO SPECIFIC PLAN PROJECT COMPLIANCE PERMIT (ALL PROJECTS)	
The Project qualifies for an Administrative Clearance/Specific Plan Project Compliance is not required (pursuant to Section 8 of the Venice Specific Plan) for at least one of the reasons below.	Staff Comment
<p>8.A.1. Dual Jurisdiction Area</p> <p>Any improvement to an existing single or multiple-family dwelling unit that is <u>not</u> located on a Walk Street</p>	
<p>8.A.2. Single Jurisdiction Area</p> <p>Any improvement to an existing single or multiple-family dwelling unit that is not located on a Walk Street;</p> <p>New construction of one single family dwelling unit, and not more than two condominium units, <u>not</u> located on a Walk Street;</p> <p>New construction of ≤4 dwelling units, <u>not</u> located on a Walk Street;</p> <p>Demolition of ≤4 dwelling units.</p>	<p>This is an improvement and addition to a single family dwelling unit not located on a Walk Street.</p>
<p>8.A.3. Commercial/Industrial Projects</p> <p>Any improvement to an existing commercial or industrial structure of any Venice Coastal Development Project that increases the total occupant load, required parking or customer area by less than 10%.</p>	
<p>8.A.4. Coastal Commission Categorical Exclusion</p> <p>Any Venice Coastal Development Project that has been Categorical Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.</p>	

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SECTION 9.A.2 - DEVELOPMENT STANDARDS (ALL PROJECTS)		
The Project complies with the Development Standards of Section 9.A.2 of the Venice Coastal Zone Specific Plan – see requirements below.		
Regulation	Staff Comments	Complies
a. Access to subterranean parking shall be from an alley, where an alley exists, and all subterranean parking shall be fully below natural grade and shall not be visible from the street.	No subterranean parking	N/A
b. Buildings shall be designed with visual breaks or Architectural Features, including balconies or terraces, with a change of material or a break in the plane for every 20 feet in horizontal length and every 15 vertical feet. Residential buildings shall provide habitable space on the Ground Floor, a ground level entrance, and landscaping and windows fronting the street.		Y
c. In the RD and R3 multiple-family zones, construction on the single building site may combine the density of the previously established lots.	Property is in the RD1.5 zone but only consists of one lot.	N/A
d. For residential Venice Coastal Development Projects, front porches, bays and balconies shall be provided to maximize architectural variety.	Front door entrance is setback further from the front of building to provide a porch at entrance in order to create architectural variety on front facade	Y
e. In the Oakwood and Marina Peninsula neighborhoods, if the building footprint of a structure extends across all three consolidated lots, the structure shall be designed to appear to be two or more distinct buildings. The structure may be joined in the rear. All development standards in Subsections 2 a through 2 d shall also apply.	Project only consists of 1 lot.	N/A

LUPC STAFF REPORT FINDINGS (CONT'D)

DEVELOPMENT STANDARDS (OAKWOOD-MILWOOD-SOUTHEAST VENICE SUBAREA)		
Regulation	Proposed Project	Complies
9.C. Roof Access Structure Height/Size. <ul style="list-style-type: none"> 10 ft. maximum above flat roof (25 ft.) Area ≤ 100 SF 	Proposed roof access structure is 9' 6" above a flat roof and area is 94.5 SF	Y
10.G.1. Land Use Limitation. <ul style="list-style-type: none"> Lots designated Community Commercial and located along Rose Avenue, between 7th and 4th Avenues, no second floor retail use is permitted. 	Lot is zoned RD1.5	N/A
10.G.2. Density.		
a. Residential Zones. <ol style="list-style-type: none"> R2 Zone. 2 units per lot on lots <5,000 SF; If lot >5,000 SF, 1 additional unit for each add'l 2,000 SF, provided that the dwelling unit is a Replacement Affordable Unit. RD1.5 and RD2 Zones. 2 units per lot for all lots; provided, however, that >4,000 SF lot may have 1 additional unit for each additional 1,500 SF in the RD1.5 Zone, and 1 additional unit for each additional 2,000 SF in the RD2 Zone, provided the additional unit is a Replacement Affordable Unit. R3 Zone <ol style="list-style-type: none"> north of N. Venice and south of Victoria; south of S. Venice and north of Harding and Woodlawn, east of Zeno only; and north of Washington Blvd., and south of Van Buren and Harrison shall be developed as permitted by the R3 Zone (1 unit per 800 SF lot area). All other lots. Max. of 2 units, provided 1 unit per 1,200 SF; 1 add'l unit for each add'l 1,200 SF if the dwelling unit is a Replacement Affordable Unit. 	Proposed project is a single family home.	Y
b. Commercial Zones. No residential Venice Coastal Development Project on a commercially-zoned lot shall exceed a density of that allowed in the R3 Zone.		N/A
10.G.3. Height.		
a. Venice Coastal Development Projects with a Flat Roof shall not exceed a maximum height of 25 feet. Venice Coastal Development Projects with a Varied Roofline shall not exceed a maximum height of 30 feet, provided that any portion of the roof that exceeds 25 feet is set back from the required front yard at least one foot in depth for every foot in height above 25 feet.	Project is requesting a flat roof height of 24' 0 3/8"	Y
b. Walk Streets. Notwithstanding Paragraph a above, Venice Coastal Development Projects fronting on Walk Streets shall not exceed a maximum height of 28 feet.		N/A
10.G.4. Parking Access.		
a. Access from alley, unless DOT determines not feasible.		Y

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DEVELOPMENT STANDARDS (OAKWOOD-MILWOOD-SOUTHEAST VENICE SUBAREA)		
Regulation	Proposed Project	Complies
b. Vehicular access to Venice Coastal Development Projects located adjacent to Walk Streets shall be provided from streets or alleys other than Walk Streets.		N/A