



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

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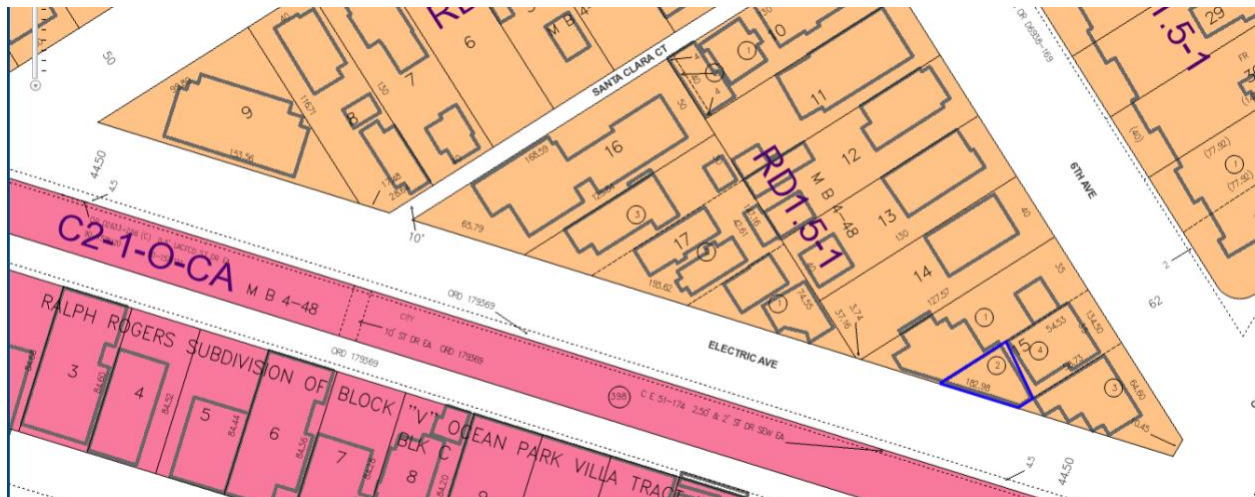
LUPC STAFF REPORT

PROJECT INFORMATION		
Date:	January 22, 2023 <input type="checkbox"/> Draft Report <input checked="" type="checkbox"/> Final Report	
Case:	ZA-2022-7079-SPP-ZAA-CDP-MEL-HCA	
Address:	1338 Electric Ave.	
Link to Planning Case:	https://planning.lacity.org/pdiscaseinfo/caseid/MjU4NjMx0	
Links:	Plans: https://www.venicenc.org/assets/documents/5/meeting63deab19ebc08.pdf Slides: https://www.venicenc.org/assets/documents/5/meeting63d81e5042ec5.pdf Survey: https://www.venicenc.org/assets/documents/5/meeting63dcad6075879.pdf	
Subarea: (check one)	<input type="checkbox"/> Ballona Lagoon West Bank	<input checked="" type="checkbox"/> Oakwood-Milwood-Southeast Venice
	<input type="checkbox"/> Ballona Lagoon (Grand Canal) East Bank	<input type="checkbox"/> Venice Canals
	<input type="checkbox"/> Silver Strand	<input type="checkbox"/> North Venice
	<input type="checkbox"/> Marina Peninsula	<input type="checkbox"/> Oxford Triangle
Project Type: (check all that apply)	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial
	<input type="checkbox"/> Walk Street	<input type="checkbox"/> Zoning Variance or Waiver
	<input type="checkbox"/> Zoning Admin. Adjustment	<input type="checkbox"/> Specific Plan Exemption
	<input type="checkbox"/> De Minimus	<input type="checkbox"/> Other:
LUPC Staff:	Mehrnoosh Mojallali	
Project Description:	PARTIAL DEMO AND ADDITION OF 2 STORY. CHANGE OF USE TO ADD ADU *According to Applicant, ADU is no longer being sought. LUPC motion expressly excludes from recommendation.	
Requested Entitlement:	1) Coastal Development Permit (CDP) 2) SPP 3) Zoning Administrator Adjustment for a. Reduced front and rear yard setbacks from 15' to 3' b. Reduced side yard setback from 10% (~3.5') to 3' c. Increased roof height from 25' to 27'	
COMMUNITY OUTREACH		
Date:	1/19/23 - Owner Occupant from 1336 Electric Ave Property	
Notification Radius:	250' Radius	
Summary of Feedback:	Height of roof deck will block Sunshine, bring noise from gatherings and view to neighbors' bedroom @1336 Electric Ave.	
LUPC HEARING SUMMARY		
Public Comment:	Comments addressed the Venice neighborhood construction scale and oversized construction, predominantly from stakeholders that do not live near the project. However, the Direct neighbor at 1336 Electric Avenue opposes any height increases or set back reductions requested.	

Motion:	<p>LUPC recommends approval of the project without an ADU and with the following findings:</p> <p>(a) that while site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations;</p> <p>(b) that in light of the project as a whole, including any mitigation measures imposed, the project’s location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety; and</p> <p>(c) that the project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.</p>
Maker / 2nd:	Barry / Matt
Vote:	Yea: 8 / Nay: 0 / Abstain: 0 / Recuse: 0 / Ineligible: 0

Chair Addendum:

The site for the project is a 931.4 SF lot with an existing 554 SF single family home. The proposed Project involves a remodel of the existing home and addition two floors to create a 1,528 SF, three story home. Importantly, the ZAA for increased height is to accommodate a third floor, which comprises 502 SF of the Project. Likewise, due to the extremely undersized lot, the 15-foot front and rear yard setbacks required under the Specific Plan would essentially prohibit any construction as the lot is triangular and 33 feet deep from the back corner to Electric Ave. Similarly, the requested side yard setback is reduced from approximately 3½ feet (subject to calculated by DSB) to 3 feet. Many other buildings on the east side of Electric Ave. are built at or near the front property line, including the adjacent neighbors on either side (see Zimas diagram below).



This project came before LUPC at two meetings (Feb. 2 and Jan 26). At both meetings, the neighbor directly adjacent to the property at 1336 Electric raised objections to the Project. Mr. Nowak’s public comment is posted with the project materials for the February 2, 2023, LUPC Meeting: <https://www.venicenc.org/assets/documents/5/meeting63dc659d3a1ef.pdf>. Note that 1336 Electric is a

LUPC Staff Report - Findings
Case No.: ZA-2022-7079-SPP-ZAA-CDP-MEL-HCA
Staff: Mehrnoosh Mojallali
February 4, 2022

three-story home reaching a total height of 30 feet, which is approximately 11 inches from the property line shared with 1338 Electric. 1336 Electric was constructed prior to the setback and height limitations in place today. Measurements are included in the survey provided by the applicant here: <https://www.venicenc.org/assets/documents/5/meeting63dcad6075879.pdf>. Mr. Nowak's disputes the survey calculations and provided pictures of his own hand-measurements.

Applicant submitted the below justification for ZAAs requested:

To make the proposed project a livable single-Family home with 1,066 SF, three story was required. In addition, the site had SF limitation on each floor. This made the building overall height to 27 Feet, which still falls under 20 % addition to allowable building height. Please refer to the Architecture set for further neighborhood characteristics compression. There are building within the zone that are over 25 Feet height.

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><input checked="" type="checkbox"/> Any improvement to an existing single or multiple-family dwelling unit that is <u>not</u> located on a Walk Street</p>	Single family residence
<p>8.A.2. Single Jurisdiction Area</p> <p><input type="checkbox"/> Any improvement to an existing single or multiple-family dwelling unit that is not located on a Walk Street;</p> <p><input type="checkbox"/> 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><input type="checkbox"/> New construction of ≤ 4 dwelling units, <u>not</u> located on a Walk Street;</p> <p><input type="checkbox"/> Demolition of ≤ 4 dwelling units.</p>	
<p>8.A.3. Commercial/Industrial Projects</p> <p><input type="checkbox"/> 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><input type="checkbox"/> Any Venice Coastal Development Project that has been Categorical Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.</p>	

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.		Yes
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 –Partial lot 939.4 sf	Yes
d. For residential Venice Coastal Development Projects, front porches, bays and balconies shall be provided to maximize architectural variety.	Balconies located on front	Yes
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.		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 	Projects seeks ZAA for 27' roof height with roof deck. Roof is accessed from internal stairwell, so there is no roof access structure	ZAA requested
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. 		N/A
10.G.2. Density.		
a. Residential Zones. <ol style="list-style-type: none"> (1) 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. (2) 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. (3) R3 Zone <ol style="list-style-type: none"> (i) 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). (ii) 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. 		Yes
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	Project requests adjustment to height limit from 25' to 27'	ZAA requested

DEVELOPMENT STANDARDS (OAKWOOD-MILWOOD-SOUTHEAST VENICE SUBAREA)		
Regulation	Proposed Project	Complies
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.		
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.	Project does not have alley access. Parking will be from Electric Ave.	No
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
13. Required Parking		
<ul style="list-style-type: none"> • SFD w/ lot width <40ft. or <35ft. adjacent to alley => 2 spaces • SFD w/ lot width >40ft. or >35ft. adjacent to alley => 3 spaces (2 covered, 1 uncovered) • Artist in residence => 2 spaces for each unit • Multiunit w/ lot width <40ft. or <35ft. adjacent to alley => 2 spaces for each unit • Multiunit w/ lot width >40ft. or >35ft. adjacent to alley => 2 spaces per unit + 0.25 guest spaces per unit (or BIZ in lieu fee) 	Project currently has no parking but will provide 1 space. Project has non-conforming rights for zero parking spaces.	No
Setbacks (Per LAMC)		
Front: 15 ft. Side: 5 ft; or 10% of lot (if lot is <50ft. wide) Rear: 15 ft.	Requested setbacks reduced to 3 ft.	ZAA requested