



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:	February 3, 2022 <input type="checkbox"/> Draft Report <input checked="" type="checkbox"/> Final Report
Case Number:	ZA-2021-5040-CU
Address:	1935 Walgrove Ave
Link:	Plans: https://www.venicenc.org/assets/documents/5/meeting63bc8698bb9cc.pdf Description: https://www.venicenc.org/assets/documents/5/meeting63bde749ae1b4.pdf Cert. of Occupancy: https://www.venicenc.org/assets/documents/5/meeting63bc984c725af.pdf Radius Map: https://www.venicenc.org/assets/documents/5/meeting63bc8698bc71e.pdf Proposed Findings: https://www.venicenc.org/assets/documents/5/meeting63bc8698bc471.pdf
Link to Planning Case:	https://planning.lacity.org/pdiscaseinfo/caseid/MjQ4MjUz0
Subarea: (check one)	<input type="checkbox"/> Ballona Lagoon West Bank <input type="checkbox"/> Ballona Lagoon (Grand Canal) East Bank <input type="checkbox"/> Silver Strand <input type="checkbox"/> Marina Peninsula <input type="checkbox"/> Residential <input type="checkbox"/> Walk Street <input type="checkbox"/> Zoning Admin. Adjustment <input type="checkbox"/> De Minimus <input type="checkbox"/> Oakwood-Milwood-Southeast Venice <input type="checkbox"/> Venice Canals <input type="checkbox"/> North Venice <input type="checkbox"/> Oxford Triangle <input type="checkbox"/> Commercial <input type="checkbox"/> Zoning Variance or Waiver <input type="checkbox"/> Specific Plan Exemption <input checked="" type="checkbox"/> Other: CUP located in East Venice (not within Coastal Zone)
Project Type: (check all that apply)	<input type="checkbox"/> Residential <input type="checkbox"/> Walk Street <input type="checkbox"/> Zoning Admin. Adjustment <input type="checkbox"/> De Minimus <input checked="" type="checkbox"/> Other: CUP located in East Venice (not within Coastal Zone)
LUPC Staff:	Michael Jensen
Project Description:	CONDITIONAL USE TO PERMIT THE CONVERSION OF AN EXISTING CHURCH INTO A CHILD CARE FACILITY SERVING 68 CHILDREN IN THE R1V2 ZONE
Requested Entitlement:	1) CUP
COMMUNITY OUTREACH	
Date:	None
Notification Radius:	
Summary of Feedback:	
LUPC HEARING SUMMARY	
Public Comment:	Comment in support of project.
Motion:	Motion to approve project as presented.
Maker / 2nd:	Lauren / Jeff
Vote:	Yea: 6 / Nay: 0 / Abstain: 0 / Recuse: 0 / Ineligible: 0

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 type="checkbox"/> Any improvement to an existing single or multiple-family dwelling unit that is <u>not</u> located on a Walk Street</p>	n/a
<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>	n/a n/a n/a n/a
<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>	n/a
<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>	n/a

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.		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.		N/A
c. In the RD and R3 multiple-family zones, construction on the single building site may combine the density of the previously established lots.		N/A
d. For residential Venice Coastal Development Projects, front porches, bays and balconies shall be provided to maximize architectural variety.		N/A
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

SECTION 13.D – PARKING REQUIREMENTS (ALL PROJECTS)			
The Project complies with the parking table in section 13.D of the Venice Coastal Zone Specific Plan – see requirements below.			
Use	Required Parking	Staff Comments	Complies
Child Care Center, Day Nursery, Preschool or Nursery School	One space for each 500 square feet of floor area	Project is 4,695 SF, which requires 9 spaces. Site has 6 existing spaces. Unclear whether project will rely on combination of non-conforming parking rights and bike credits to comply, or whether CUP will require different number of parking spaces.	TBD