



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 27, 2023	
Case Number:	CPC-2022-724-CDP-MEL-SPP-DB-HCA	
Address:	2308 Pisani Place, Venice CA 90291	
Link to Planning Case:	https://planning.lacity.org/pdiscaseinfo/search/encoded/MjU0Nzc30	
Link(s) to Materials:	Plans: https://www.venicenc.org/assets/documents/5/meeting63fd483b3935a.pdf Proposed Findings: https://www.venicenc.org/assets/documents/5/meeting63fd4800c5d44.pdf Renderings: https://www.venicenc.org/assets/documents/5/meeting63fd4800c617a.pdf Tree Report: https://www.venicenc.org/assets/documents/5/meeting63fd4800c8692.pdf	
Subarea: (check one)	Ballona Lagoon West Bank	<input checked="" type="checkbox"/> Oakwood-Milwood-Southeast Venice
	Ballona Lagoon (Grand Canal) East Bank	Venice Canals
	Silver Strand	North Venice
	Marina Peninsula	Oxford Triangle
Planning Dept. Project Description:	DEMOLISH (3) DUPLEX STRUCTURES AND CONSTRUCT 8 RESIDENTIAL CONDOMINIUM UNITS UTILIZING ON AND OFF MENU DENSITY BONUS	
Requested Entitlement(s):	<input checked="" type="checkbox"/> Project Permit Compliance Review (SPP)	Conditional Use Permit (CUP)
	<input checked="" type="checkbox"/> Coastal Development Permit (CDP)	Zoning Administrator Adjustment (ZAA)
	<input checked="" type="checkbox"/> Mello Determination (MEL)	Zoning Variance (ZV)
	Site Plan Review (SPR)	Other:
Project Type: (check all that apply)	<input checked="" type="checkbox"/> Residential	Commercial
	Walk Street	Zoning Variance or Waiver
	Zoning Admin. Adjustment	Specific Plan Exemption

LUPC Staff Report - Findings
Case No.: [CPC-2022-724-CDP-MEL-SPP-DB-HCA]
Address: [2308 S. Pisani, Venice, CA 90291]
Staff: [Barry Cassilly]
February 28, 23

	De Minimus	X Other: Density Bonus
Staff Summary:	<p>This project is coming back in a second iteration. The first proposal was appealed by Citizens Preserving Venice and POWER LA. The original project was designed as 6 units with 2 affordable units being sold at a below market rate to two existing tenants. That project was appealed by Citizens Preserving Venice and POWER LA on the basis that there should be 3 affordable units not 2.</p> <p>HCID originally had ruled that there were only 2 affordable units at the property but changed their ruling to 3 affordable units.</p> <p>In order to accommodate a 3rd affordable unit, the project was redesigned from a 3 story, 30' tall, 6 unit project to a 4 story, 41' tall, 8 unit projects using a density bonus. The below market rate sale of the 2 units is not included in the new proposal. All 3 affordable units will be deed restricted units that can be rented at a predetermined rate or purchased with resale limited by the deed restriction. Parking has also been reduced to accommodate the 3rd affordable unit.</p>	
LUPC Staff:	Barry Cassilly	
COMMUNITY OUTREACH		
Date:		
Notification Radius:		
Summary of Feedback:		
LUPC HEARING SUMMARY		
Public Comment:	Prior appellant supports project	
Motion:	Approve project as presented	
Maker / 2nd:	Barry / Andrew	
Vote:	Yea: 7 / 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>Any improvement to an existing single or multiple-family dwelling unit that is <u>not</u> located on a Walk Street</p>	NO
<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>	YES
<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>	NA
<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>	NA

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.	Parking is partly below grade, not subterranean	NA
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.	See plan elevations.	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.		
d. For residential Venice Coastal Development Projects, front porches, bays and balconies shall be provided to maximize architectural variety.	See elevations	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.		NA

LUPC STAFF REPORT FINDINGS (CONT'D)

Complete the applicable checklist below based on the Project's subarea (delete all other subarea tables).

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 		No
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. 		NA
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. 		No
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.		NA

DEVELOPMENT STANDARDS (OAKWOOD-MILWOOD-SOUTHEAST VENICE SUBAREA)		
Regulation	Proposed Project	Complies
10.G.3. Height.		
<p>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.</p>		No
<p>b. Walk Streets. Notwithstanding Paragraph a above, Venice Coastal Development Projects fronting on Walk Streets shall not exceed a maximum height of 28 feet.</p>		NA
10.G.4. Parking Access.		
<p>a. Access from alley, unless DOT determines not feasible.</p>		NA
<p>b. Vehicular access to Venice Coastal Development Projects located adjacent to Walk Streets shall be provided from streets or alleys other than Walk Streets.</p>		NA
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) • For commercial projects, see Parking Table in Section 13 		No

SECTION 13 PARKING REQUIREMENTS

13.A. PARKING REQUIREMENTS. Except as otherwise provided below, the parking standards are those set forth in Subsection D. The Parking Requirement Table shall apply to all Venice Coastal Development Projects.

12.B. EXCEPTION. Any additions or alterations to an existing single-family or multiple dwelling shall not be required to comply with the parking standards set forth in this Section. However, if the addition or alteration results in an additional dwelling unit, the Parking Requirement Table in Subsection D and the requirements in Subsection E shall apply for the addition of a dwelling unit or units.

Venice Coastal Development Projects where more than 50 percent of the existing exterior walls are removed or replaced are considered demolitions and new constructions and are not subject to this exception.

12.C. EXISTING DEVELOPMENTS. A Change of Use that results in a Change in Intensity of Use shall be required to comply with the parking standards set forth in Subsections D and E as if it were a new project or provide an in-lieu fee payment into the Venice Coastal Parking Impact Trust Fund for any deficiency created due to the change of use.

The public beach parking lots and the Venice Boulevard median parking lots shall not be used to satisfy the parking requirements of Subsections D and E below.

[Staff Note: Complete table for corresponding use of project (should be only one use per project). If project is excepted per Section 12.B, this table does not need to be completed.]

PARKING STANDARDS			
SECTION 13.D. PARKING REQUIREMENT TABLE		Parking Provided	Complies
Residential Uses			
Single-family dwelling on a lot less than 40 feet in width, or less than 35 feet in width if adjacent to an alley.	Two spaces; except Venice Coastal Development Projects in the Silver Strand and Venice Canals Subareas, where three spaces are required. The third space may be uncovered and in tandem with the other two required covered parking spaces. In the Venice Canals Subarea, the third space may also be located in the garage driveway within the required rear yard.		NA
Single-family dwelling on a lot of 40 feet or more in width, or 35 feet or more in width if adjacent to an alley	Three spaces; the third space may be uncovered and in tandem with the other two required covered parking spaces.		NA
Artist-in-residence	Two spaces for each artist-in-residence unit		NA

PARKING STANDARDS			
SECTION 13.D. PARKING REQUIREMENT TABLE		Parking Provided	Complies
Multiple dwelling and duplex on a lot less than 40 feet in width, or less than 35 feet in width if adjacent to an alley.	Two spaces for each dwelling unit		NA
Multiple dwelling and duplex on a lot of 40 feet or more in width, or for 35 feet or more in width if adjacent to an alley	Two spaces for each dwelling unit; plus a minimum of one guest parking space for each four or fewer units (e.g., 0.25 guest parking space per unit, any fraction shall be rounded up to require one additional guest parking space). Exception: for Venice Coastal Development Projects where all required parking spaces are fully enclosed, any required guest spaces may be paid for at the same in lieu fee rate defined for BIZ parking under Section 13 E(1)(2) of this Specific Plan		NA
Mobile Home Park	Two spaces for each mobile home space		NA
Hotel	Two spaces; plus Two spaces for each dwelling unit; plus One space for each guest room or each suite of rooms for the first 30; plus One space for each two guest rooms or suites of rooms in excess of 30 but not exceeding 60; plus One space for each three guest rooms or suites or rooms in excess of 60; plus One space for each 100 square feet of floor area used for consumption of food or beverages, or public recreation areas; plus One space for each five fixed seats and for every 35 square feet of seating area where there are no fixed seats in meeting rooms or other places of assembly.		NA
Motel or Motor Hotel	One space for each guest room; plus two spaces for each dwelling unit		NA
Boarding and Lodging House	Two spaces for each three guest rooms		NA

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PARKING STANDARDS			
SECTION 13.D. PARKING REQUIREMENT TABLE		Parking Provided	Complies
Health Uses			
Veterinary Hospital	One space for each 150 square feet of floor area		NA
Medical or Dental or clinic	See office uses		NA
Health Studio or Club	One space for each 150 square feet of floor area. (For purposes of this provisions, swimming pool area shall be counted as floor area.)		NA
Educational & Cultural Uses			
Child Care Center, Day Nursery, Preschool or Nursery School	One space for each 500 square feet of floor area		NA
Business, Professional or Trade School	One space for each 25 square feet of floor area		NA
Recreational Uses			
Theater, Auditorium	One space for each two fixed seats and for every 21 square feet of seating area where there are no fixed seats		NA
Dance Hall, Pool or Billiard Parlor, Roller or Ice Skating Rink, Exhibition Hall and Assembly Hall without fixed seats, including Community Center, Private Club, Lodge Hall and Union Headquarters	One space for each 75 square feet of floor area		NA
Office Uses			

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PARKING STANDARDS			
SECTION 13.D. PARKING REQUIREMENT TABLE		Parking Provided	Complies
Commercial Bank, Savings and Loan Office, other Financial Institutions, Public or Private Utility Office, Ticket Agency, other similar Window Service Offices	One space for each 225 square feet of floor area of the main floor		NA
Professional Offices of Doctors, Dentists or similar professions	One space for each 150 square feet of floor area		NA
General Office and other Business, Technical Service, Administrative or Professional Offices	One space for each 250 square feet of floor area		NA
Business and Commercial Uses			
Personal Service Establishment, Including Cleaning or Laundry Agency or similar use	One space for each 250 square feet of floor area		NA
General Retail Store, except as otherwise provided	One space for each 225 square feet of floor area		NA

PARKING STANDARDS			
SECTION 13.D. PARKING REQUIREMENT TABLE		Parking Provided	Complies
Shopping Center (A well balanced mixture of uses within the center. Where there is an imbalance of high intensity uses, such as restaurants, theaters, bowling alleys, billiard parlors, beauty schools and other similar uses and/or long-term parking uses, parking calculation shall be based totally or in part on an individual basis.)	One space for each 200 square feet of floor area within the center, or as otherwise required for each individual use within the center, whichever is greater		NA
Food Store, Grocery Store, Supermarket, or similar use	One space for each 225 square feet of floor area		NA
Open Air Vending, Swap Meet	1.25 spaces per vending stall or sales space		NA
Restaurant, Night Club, Bar and similar establishments and for the sale or consumption of food and beverages on the Premises	One space for each 50 square feet of Service Floor (including outdoor service areas).		NA
Drive-Through and Window Service Restaurant providing Outdoor Eating Area or Walk-up or Drive-up Window Service	One space for each 50 square feet of floor area, but no fewer than ten spaces. The above may be modified for walk-up facilities with no seating area and beach front walk-up with seating depending on the particulars of the individual case as determined by the Director, Zoning Administrator or Planning Commission, whichever has jurisdiction		NA
Laundromat and Coin-Operated Cleaners	One space for each 150 square feet of floor area		NA

PARKING STANDARDS			
SECTION 13.D. PARKING REQUIREMENT TABLE		Parking Provided	Complies
Manufacturing and Related Uses			
Manufacturing and Industrial Establishment, including Offices and Operations	Three spaces; plus One space for each 350 square feet of floor area		NA
Software, Music, Manufacturing	Three spaces; plus One space for each 350 square feet of floor area		NA
Laboratory and Research Establishment	Three spaces; plus One space for each 300 square feet of floor area		NA
Warehouse Storage Building (including mini storage)	Three spaces; plus One space for each 1,000 square feet of floor area		NA
Public Utility Facility not having a Business Office on the Premises	Two spaces; plus One space for each 1,000 square feet of floor area		NA
Other Uses Not Listed			
	Parking shall be provided as determined by the City's Department of Transportation.		

PARKING STANDARDS (CONTINUED)		
Regulation	Proposed Project	Complies
13.E. BEACH IMPACT ZONE PARKING REQUIREMENTS.		
In addition to the above requirements, all Venice Coastal Development Projects located within the Beach Impact Zone shall provide parking spaces in accordance with this Subsection.		
One parking space for each 640 square feet of floor area of the Ground Floor for commercial and industrial Venice Coastal Development Projects. In lieu of physically providing the spaces, a fee of \$18,000.00 per space may be paid for up to 50 percent of the total number of parking spaces required in this subdivision. Provided, however, that no payment shall be allowed in lieu of any parking space required by LAMC Section 12.21 A4. All fees shall be paid into the Venice Coastal Parking Impact Trust Fund.		?
One parking space for each 1,000 square feet of the floor area of the Ground Floor for multiple dwelling Venice Coastal Development Projects of three units or more. In lieu of physically providing the space, a fee of \$18,000.00 per space may be paid for up to 100 percent of the total number of parking spaces required in this subdivision. Provided, however, that no payment shall be allowed in lieu of any parking space required by the LAMC. All fees shall be paid into the Venice Coastal Parking Impact Trust Fund.		?
In no event shall the number of Beach Impact Zone parking spaces required for Venice Coastal Development Projects of three or more dwelling units, or commercial or industrial Venice Coastal Development Projects, be less than one parking space for residential Venice Coastal Development Projects and two parking spaces for commercial and industrial Venice Coastal Development Projects.		?
F. SHARED PARKING.		
Shared parking may be permitted as authorized by LAMC Section 12.24 X20, provided that public beach parking lots shall not be used and that the decision-maker makes an additional finding that the shared parking will not negatively affect coastal access or access to public recreational facilities.		?