



# Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 | [www.VeniceNC.org](http://www.VeniceNC.org)

Email: [LUPC@VeniceNC.org](mailto:LUPC@VeniceNC.org)



## LUPC STAFF REPORT

<b>PROJECT INFORMATION</b>	
<b>Date:</b>	8/5/2023   <input checked="" type="checkbox"/> Draft Report   <input checked="" type="checkbox"/> Final Report   <b>LUPC Staff:</b> mehrnoosh
<b>Case Number:</b>	DIR-2023-865-CDP ENV-2023-866-CE
<b>Address:</b>	4815-4817 Ocean Front Walk
<b>Link to Planning Case:</b>	<a href="https://planning.lacity.org">https://planning.lacity.org</a>
<b>Subarea:</b> (check one)	<input type="checkbox"/> Ballona Lagoon West Bank   <input 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 checked="" type="checkbox"/> Marina Peninsula   <input type="checkbox"/> Oxford Triangle
<b>Project Type:</b> (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:
<b>Project Description:</b>	Interior remodel & third story addition with rooftop deck to existing two story duplex Lot=95'x38'-4" Existing SF= 4,024.45 New SF=6,542.77 SF Zone R3-1
<b>Requested Entitlement(s):</b>	Coastal Development Permit
<b>COMMUNITY OUTREACH</b>	
<b>Date:</b> June 5, 2023	<b>Notification Radius:</b> 250' radius
<b>Summary of Feedback:</b>	5 neighbors attended the meeting Project was presented on Zoom.  look forward to the development - no objections
<b>LUPC HEARING SUMMARY</b>	
<b>Public Comment:</b>	Board Officer Erica Moore spoke in opposition to project. No other public comments received.
<b>Motion:</b>	LUPC recommends approval of the project as presented.
<b>Maker / 2nd:</b>	Mehrnoosh / Matt
<b>Vote:</b>	Yea: 6 / Nay: 0 / Abstain: 1 / Recuse: 0 / Ineligible: 0

**FINDINGS**

<b>SECTION 8.A. EXEMPTION TO SPECIFIC PLAN PROJECT COMPLIANCE PERMIT (ALL PROJECTS)</b>	
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
<b>8.A.1. Dual Jurisdiction Area</b> <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	
<b>8.A.2. Single Jurisdiction Area</b> <input type="checkbox"/> Any improvement to an existing single or multiple-family dwelling unit that is not located on a Walk Street; <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; <input type="checkbox"/> New construction of ≤4 dwelling units, <u>not</u> located on a Walk Street; <input type="checkbox"/> Demolition of ≤4 dwelling units.	no
<b>8.A.3. Commercial/Industrial Projects</b> <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%.	no
<b>8.A.4. Coastal Commission Categorical Exclusion</b> <input type="checkbox"/> Any Venice Coastal Development Project that has been Categorical Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.	no

Note to Staff: If any exemption applies, the Project will receive *de minimus* letter, unless Applicant requests LUPC hearing.

	<b>REQUIREMENTS PER SPECIFIC PLAN</b>	<b>PROJECT'S COMPLIANCE</b>	<b>STAFF COMMENT</b>
<b>Roof Access Structure</b>	yes	yes	meets requirements
<b>Height</b>	35'	35'	meets requirements
<b>Setbacks/Yard</b>	Front: 5'coastal 1' city Back: 15' Side: 10%	Front: 1' Back: 15' Side: 4'-10"	existing conditions with various set backs
<b>Parking</b>	4 @garage & 1 open	yes	meets requirements
<b>Density/FAR</b>	3% FAR	2.56% FAR	meets requirements