



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:	8/22/2022 <input checked="" type="checkbox"/> Draft Report <input type="checkbox"/> Final Report	
Case Number:	DIR 2021 – 10110 – CDP – MEL; ADM-2021-10112-VSO-ADU	
Address:	647 East Westminster Avenue	
Link to Planning Case:	https://planning.lacity.org/pdiscaseinfo/caseid/MjUzMjA00	
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 checked="" type="checkbox"/> De Minimus	<input type="checkbox"/> Other:
LUPC Staff:	Corinne Baginski	
Project Description:	Demolition of Existing Garage and new construction of a 902 SF ADU above New 816 SF garage varied roof 25' high from CL of Westminster Ave	
Requested Entitlement:	VSO	
COMMUNITY OUTREACH		
Date:	NONE	
Notification Radius:	N/A	
Summary of Feedback:	N/A	
LUPC HEARING SUMMARY		
Public Comment:		
Motion:		
Maker / 2nd:	/	
Vote:	Yea: / Nay: / Abstain: / Recuse: / Ineligible:	

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 checked="" 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
<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

LUPC Staff Report - Findings
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August 23, 2022

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.	(3) Parking spaces existed pre demo and maintained	Yes
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 ADU above garage	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.	N/A	N/A
d. For residential Venice Coastal Development Projects, front porches, bays and balconies shall be provided to maximize architectural variety.	Provided	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	N/A

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 roof deck provided	N/A
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	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. 		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.		
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.	30' roof height proposed	Yes
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	N/A
10.G.4. Parking Access.		
a. Access from alley, unless DOT determines not feasible.	Provided	Yes
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	N/A

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