



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:	7/29/2022 <input type="checkbox"/> Draft Report <input checked="" type="checkbox"/> Final Report	
Case Number:	ENV 2022-1429-CE / DIR 2022-1428-CDP	
Address:	3705 Sth Esplanade Court Marina Del Rey, CA 90292	
Link to Planning Case:		
Subarea: (check one)	<input type="checkbox"/> Ballona Lagoon West Bank	<input type="checkbox"/> Oakwood-Milwood-Southeast Venice
	<input checked="" 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:	Corinne Baginski	
Project Description:	916 SF THIRD FLOOR ADDITION AND NEW ROOFDECK ABOVE EXISTING SECOND STORY.	
Requested Entitlement:	(1) Coastal Development Permit	
COMMUNITY OUTREACH		
Date:	None (opted out); however, adjacent neighbors provided letters of support	
Notification Radius:	N/A	
Summary of Feedback:	3701 Esplanade owners, Jeff Lee & Clare Bonowski are in support. 3505 Grand Canal, Mike Epstein in support 3710 Esplanade (AKA 3709), Jim Scheinberg has no objection	
LUPC HEARING SUMMARY		
Public Comment:	None	
Motion:	LUPC recommends approval of the project as presented.	
Maker / 2nd:	Corinne Baginski / Jeff Martin	
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><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>	
<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.	N/A (Existing 3 car spaces provided, No change)	Y
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.		Y
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.		Y
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

LUPC STAFF REPORT FINDINGS (CONT'D)

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

DEVELOPMENT STANDARDS (BALLONA LAGOON WEST BANK)		
Regulation	Proposed Project	Complies
<p>9.C. Roof Access Structure Height/Size.</p> <ul style="list-style-type: none"> • 10 ft. maximum above flat roof (25 ft.); Area ≤ 100 SF • Roof Access Structures shall not exceed the 30 ft. height limit within 60 horizontal feet of the mean high tide line of Ballona Lagoon, Grand Canal and the inland side of the Esplanade (City right-of-way); 		
<p>10.A.1. Height.</p> <ul style="list-style-type: none"> • Within 60 feet of the mean high tide of the Ballona Lagoon or inland side of the Esplanade (City right-of-way), whichever is furthest from the water as determined by a licensed surveyor, Venice Coastal Development Projects shall not exceed a maximum height of 30 feet. • Beyond 60 horizontal feet, one additional foot in height is permitted for each two additional horizontal feet to a maximum height of 38 feet. • No portion of any structure (including Roof Access Structures, roof deck railings and Architectural Features) shall exceed the 30 ft. height limit within 60 horizontal feet of the mean high tide line of Ballona Lagoon or the inland side of the Esplanade, whichever is furthest from the water. 		
10.A.2. Lagoon Buffer/Setbacks/Yards		
<p>a. Lots located between Topsail Street and Via Marina:</p> <ol style="list-style-type: none"> (1) All Venice Coastal Development Projects, including balconies or other Architectural Feature, shall be set back a minimum of 25 feet from the inland edge of Esplanade West, or, where no Esplanade West exists, from the lot line that separates the lot from the west bank of the Ballona Lagoon. Ground level Permeable decks not exceeding 18 inches in height, landscaping, railings and fences may encroach ten feet into the setback. (2) No development other than public access improvements and habitat restoration shall be permitted within the easterly fifteen-foot portion of the 25-foot required setback area. The City may require dedication of easements as a condition of development if the City finds that there is a nexus between the impacts of the Venice Coastal Development Project and the need to protect the Lagoon Buffer Strip for public access improvements and habitat restoration. 		
<p>b. Lots located north of Ironsides Street:</p>		N/A

DEVELOPMENT STANDARDS (BALLONA LAGOON WEST BANK)		
Regulation	Proposed Project	Complies
<p>(1) All Venice Coastal Development Projects shall be set back an average of 15 feet but not less than ten feet from the lot line nearest to the water.</p> <p>(2) An open, Permeable yard with an area of at least 15 times the lot width and a minimum of 450 SF shall be maintained between the property line that faces the water and the front of any structure. No building extensions, including stairs and balconies, shall be allowed in the required Permeable yard area, except for ground level Permeable decks that do not exceed 18 inches in height.</p> <p>(3) The combined height of any decks, railings, garden walls and fences situated within the required Permeable yard shall not exceed six feet above the elevation of the adjacent public walkway.</p> <p>(4) The sideyard shall be consistent with LAMC requirements, but shall not be less than 3 1/2 feet.</p>		
<p>13. Required Parking</p> <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 		Yes

DEVELOPMENT STANDARDS (BALLONA LAGOON (GRAND CANAL) EAST BANK)		
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 Roof Access Structures shall not exceed the 30 ft. height limit within 60 horizontal feet of the mean high tide line of Ballona Lagoon, Grand Canal and the inland side of the Esplanade (City right-of-way); 		Y
10.B.1 Density <ul style="list-style-type: none"> Residential uses in commercial zones shall not exceed R3 density. 		Yes
10.B.2 Height <ul style="list-style-type: none"> Within 60 horizontal feet of the inland side of the Esplanade (City right-of-way), Venice Coastal Development Projects shall not exceed a maximum height of 30 feet. Beyond 60 horizontal feet, one additional foot in height is permitted for each two additional horizontal feet to a maximum height of 38 feet. No portion of any structure (including Roof Access Structures, roof deck railings and Architectural Features) shall exceed the 30-foot height limit within 60 horizontal feet of the inland side of the Esplanade (City right-of-way). 	37'-8" High (see yellow highlight)	Y Y
10.B.3. Setbacks/Yards		
a. All Venice Coastal Development Projects shall be set back an average of 15 feet, but not less than 10 feet from the lot line which separates the lot from the east bank of the Grand Canal.		
b. An open, Permeable yard with an area of at least 15 times the lot width and a minimum of 450 square feet shall be maintained between the property line which faces the water and the front of any structure. No building extensions, including stairs and balconies, shall be allowed in the required Permeable yard area, except for ground level Permeable decks.	N/A No change to existing per plans provided	
c. The combined height of any decks, railings, garden walls and fences situated within the required Permeable yard shall not exceed six feet above the elevation of the adjacent public walkway.	N/A No change to existing per plans provided	
d. The sideyard shall be consistent with LAMC requirements, but shall not be less than 3 1/2 feet.	Provided revised side set back	Comply @ 4'-10"

LUPC Staff Report - Findings
 Case No.: DIR-2022-1428-CDP
 Address: 3705 S Esplanade Court
 Staff: Corinne Baginski
 July 29, 2022

DEVELOPMENT STANDARDS (BALLONA LAGOON (GRAND CANAL) EAST BANK)		
Regulation	Proposed Project	Complies
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 	Lot Width: 38'- 4 7/8" (3) Covered provided	Y