



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: | November 4, 2022 <input checked="" type="checkbox"/> Draft Report <input type="checkbox"/> Final Report | |
| Case Number: | (DIR-2022-1281-CDP-MEL) | |
| Address: | 2818 Clune Ave | |
| Link to Planning Case: | https://planning.lacity.org/pdiscaseinfo/search/encoded/MjU1MzU10 | |
| Subarea: (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 checked="" 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: | Andrew Mika | |
| Project Description: | A DEMOLITION OF AN EXISTING SFD & GARAGE AND THE CONSTRUCTION OF A NEW 2-STORY SFD WITH A DETACHED 2-STORY GARAGE WITH AN ADU ON THE SECOND FLOOR. | |
| Requested Entitlement: | none | |
| COMMUNITY OUTREACH | | |
| Date: | 9/7/22 | |
| Notification Radius: | neighbors | |
| Summary of Feedback: | None | |
| LUPC HEARING SUMMARY | | |
| Public Comment: | | |
| Motion: | Motion to approve project as presented. | |
| 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 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 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 checked="" 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 checked="" type="checkbox"/> New construction of ≤4 dwelling units, <u>not</u> located on a Walk Street;</p> <p><input checked="" 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> | |

LUPC Staff Report - Findings
Case No.: DIR-2022-1281-CDP-MEL
Address: 2818 Clune
Staff: Andrew Mika
November 4, 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. | | 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. | | 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 |
| d. For residential Venice Coastal Development Projects, front porches, bays and balconies shall be provided to maximize architectural variety. | | 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 |

LUPC STAFF REPORT FINDINGS (CONT'D)

| 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> | | |

| 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 | | |

| DEVELOPMENT STANDARDS (VENICE CANALS) | | |
|--|-------------------------|-----------------|
| 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); | | Yes |
| 10.E.1. Land Use Limitation. <ul style="list-style-type: none"> • Pursuant to LAMC Section 63.50, recreational boating use of Venice Canals shall be limited to non-commercial shallow-bottom non-motorized boats, such as canoes and rafts. | | Yes |
| 10.E.2. Height. <ul style="list-style-type: none"> • A maximum height of 22 feet shall be permitted for any portion of a Venice Coastal Development Project which is within ten feet from the property line that faces the canal. • Thereafter, an ascending height equal to one half the horizontal depth shall be permitted to a maximum height of 30 feet. | | N/A |
| 10.D.3. Setback/Yard. | | |
| a. Setback. An average setback of 15 feet, but not less than ten feet shall be maintained in the front yard adjacent to the property line which faces the canal. | | Yes |
| b. Yard. An open, Permeable yard with an area of at least 15 times the lot width and a minimum area of 450 square feet shall be maintained between the property line that faces the canal and the front of any structure. No Fill nor building extensions, including stairs and balconies, shall be placed in or over the required Permeable front yard area except fences up to 42 inches in height or Permeable decks at grade level not more than 18 inches high. | | N/A |
| 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 | | Yes |