



# Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

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

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## LUPC STAFF REPORT

| PROJECT INFORMATION                            |  |
|--|--|
| <b>Date:</b>                                   | February 20, 2023   <input checked="" type="checkbox"/> Draft Report   <input type="checkbox"/> Final Report   |
| <b>Case Number:</b>                            | CPC-2022-5893-CU-DB-CDP-SPP-MEL-HCA  |
| <b>Address:</b>                                | 723 Ocean Front Walk, Venice, CA 90291   |
| <b>Link to Planning Case:</b>                  | <a href="https://planning.lacity.org/pdiscaseinfo/search/encoded/MjYwMTA10">https://planning.lacity.org/pdiscaseinfo/search/encoded/MjYwMTA10</a>  |
| <b>Link(s) to Materials:</b>                   | Plans:<br><a href="https://planning.lacity.org/pdiscaseinfo/document/MzkwNjI0/532fbe86-06a9-44b1-8001-06cd07316c90/esubmit">https://planning.lacity.org/pdiscaseinfo/document/MzkwNjI0/532fbe86-06a9-44b1-8001-06cd07316c90/esubmit</a><br>Renderings:<br><a href="https://planning.lacity.org/pdiscaseinfo/document/MzkwNjA0/532fbe86-06a9-44b1-8001-06cd07316c90/esubmit">https://planning.lacity.org/pdiscaseinfo/document/MzkwNjA0/532fbe86-06a9-44b1-8001-06cd07316c90/esubmit</a>  |
| <b>Subarea:</b><br>(check one)                 | <input type="checkbox"/> Ballona Lagoon West Bank <input type="checkbox"/> Oakwood-Milwood-Southeast Venice<br><input type="checkbox"/> Ballona Lagoon (Grand Canal) East Bank <input type="checkbox"/> Venice Canals<br><input type="checkbox"/> Silver Strand <input checked="" type="checkbox"/> North Venice<br><input type="checkbox"/> Marina Peninsula <input type="checkbox"/> Oxford Triangle   |
| <b>Planning Dept. Project Description:</b>     | CONSTRUCTION, USE AND MAINTENANCE OF A 3-STORY, MIXED-USE BLDG WITH 16 FOR-RENT RESIDENTIAL UNIT ABOVE 16 STACKED PARKING SPACES AND 1,574 SF OF GROUND FLOOR COMMERCIAL SPACE   |
| <b>Requested Entitlement(s):</b>               | 1) Coastal Development Permit (CDP)<br>2) Project Permit Compliance Review (SPP)<br>3) City Planning Commission (CPC)<br>4) Conditional Use Permit (CUP)<br>5) Density Bonus (DB)<br>6) Mello Determination (MEL)<br>7) Housing Crisis Act (HCA)   |
| <b>Project Type:</b><br>(check all that apply) | <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial<br><input type="checkbox"/> Walk Street <input type="checkbox"/> Zoning Variance or Waiver<br><input type="checkbox"/> Zoning Admin. Adjustment <input type="checkbox"/> Specific Plan Exemption<br><input type="checkbox"/> De Minimus <input type="checkbox"/> Other:   |
| <b>Staff Summary:</b>                          | Requests for the following deviations from Standard Zoning Plan and Specific Plan utilizing the allowable incentives provided by the density bonus: <ul style="list-style-type: none"> <li>- <u>F.A.R.</u>: Increase requested</li> <li>- <u>Residential Density</u>: Increase requested using density bonus</li> <li>- <u>Parking</u>: Reduction in the number of commercial parking stalls, reduction in the number of standard parking stalls in lieu of compact stalls</li> <li>- <u>Setbacks</u>: Reduction in setbacks along Park Ave. and North Side requested</li> <li>- <u>Height</u>: Increase in allowable height requested</li> <li>- <u>Roof Access Structures</u>: Increase in the allowable number of roof access structures as well as the allowable square footage of roof access structures</li> </ul> |
| <b>LUPC Staff:</b>                             | Christopher McLean   |
| <b>COMMUNITY OUTREACH</b>                      |  |

|                             |  |
|-----------------------------|--|
| <b>Date:</b>                | August 22nd, 2022, at 6:00pm (~2.5hour Meeting)  |
| <b>Notification Radius:</b> | 400 Foot Radius  |
| <b>Summary of Feedback:</b> | <p>Summary as provided by applicant:</p> <ul style="list-style-type: none"> <li>● The proposed height of 39 feet is too tall (this was the only time this came up; the concern has not been raised since then). <ul style="list-style-type: none"> <li>○ We've prepared a character analysis that provides findings of the proposed project's compatibility with surrounding structures.</li> </ul> </li> <li>● Maintenance of the site (trimming trees, cleaning up overgrown brush/weeds, cleaning up graffiti) <ul style="list-style-type: none"> <li>○ The trees have been greatly pruned and the brush was completely cleaned up.</li> <li>○ We have hired an ad service that will be responsible for monitoring the site for future graffiti on a daily basis.</li> </ul> </li> <li>● Site security prior to construction (monitoring site for encampments/graffiti taggers) <ul style="list-style-type: none"> <li>○ We placed planters with thorny bushes on the south side of the property along Park Ave to decrease the likelihood that people will use the fence to pitch tents along the walk street.</li> <li>○ We have hired a private security team that monitors the site once a day for encampments and has, on several occasions, successfully moved newly formed encampments.</li> </ul> </li> <li>● Restoration of the mural at 801 Ocean Front Walk (across Park Ave) <ul style="list-style-type: none"> <li>○ The property owner made a donation to SPARC, who made and will restore the mural on the north exterior wall of the building at 801 Ocean Front Walk, to assist in restoration.</li> <li>○ We added steel bands to the fence currently surrounding the vacant site at 723 Ocean Front Walk.</li> <li>○ The ad service we've contracted with will be erecting an 8-foot tall solid wooden barrier along the Ocean Front Walk side of the site and partially along the Park Ave.</li> </ul> </li> </ul> <p>Since then, we've been in consistent contact with all of the neighbors who attended that meeting (there were 19) plus some neighbors who were subsequently added to the collective email thread. I'm also in direct contact with a few of the neighbors who contact me via text message when encampments appear on or near the site.</p> <p>A second community outreach meeting was performed on 2/23, below is a summary from the applicant:</p> <ul style="list-style-type: none"> <li>● We announced the meeting via our email thread with the neighbors one week beforehand (02/16) and a reminder was sent out the day of (02/23) around noon</li> <li>● The meeting was attended by one neighbor, Gail Rogers of 33 Park Ave</li> <li>● Gail's remarks: appreciates the outreach and the planters added to Park Ave along the south property line; she's not happy about the property owner hiring an ad service to be responsible for securing the site and maintaining</li> </ul> |

|                             |   |
|-----------------------------|---|
|                             | <p>it free of debris and graffiti but understood after some conversation with us (Brian Silveira and me) that it was a safety issue for the neighbor next door and that it's the most efficient way to make sure the site is maintained between now and construction</p> <ul style="list-style-type: none"> <li>• We ended the call when no more attendees arrived after about 30 minutes</li> <li>• I sent a follow-up email on our email thread with the neighbors thanking everyone for their engagement and welcoming calls or emails should any questions or comments arise</li> </ul> |
| <b>LUPC HEARING SUMMARY</b> |   |
| <b>Public Comment:</b>      |   |
| <b>Motion:</b>              |   |
| <b>Maker / 2nd:</b>         | /   |
| <b>Vote:</b>                | Yea:        / Nay:        / Abstain:        / Recuse:        / Ineligible:  |

**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 |
| <p><b>8.A.1. Dual Jurisdiction Area</b></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><b>8.A.2. Single Jurisdiction Area</b></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> | N/A           |
| <p><b>8.A.3. Commercial/Industrial Projects</b></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><b>8.A.4. Coastal Commission Categorical Exclusion</b></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

Case No.: CPC-2022-5893-CU-DB-CDP-SPP-MEL-HCA

Address: 723 Ocean Front Walk, Venice, CA 90291

Staff: Christopher McLean

March 27, 2023

| <b>SECTION 9.A.2 - DEVELOPMENT STANDARDS (ALL PROJECTS)</b>   |   |                 |
|---|---|-----------------|
| The Project complies with the Development Standards of Section 9.A.2 of the Venice Coastal Zone Specific Plan – see requirements below.   |   |                 |
| <b>Regulation</b>   | <b>Staff Comments</b>   | <b>Complies</b> |
| 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.  | Partially subterranean, -3'-6", enclosed and not 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. | Appears to comply, except that there is no habitable residential space on the Ground floor, this area is dedicated to parking and commercial use. | 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.   | Zone C1-1   | N/A             |
| d. For residential Venice Coastal Development Projects, front porches, bays and balconies shall be provided to maximize architectural variety.  | Balconies located on Ocean front walk and Park Ave.   | 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)**

| <b>DEVELOPMENT STANDARDS (NORTH VENICE)</b>   |   |                         |
|---|---|-------------------------|
| <b>Regulation</b>   | <b>Proposed Project</b>   | <b>Complies</b>         |
| <b>9.C. Roof Access Structure Height/Size</b> <ul style="list-style-type: none"> <li>10 ft. maximum above flat roof (40 ft.); Area ≤ 100 SF</li> </ul>  | 10 ft. Max roof access structure is provided except that it begins at Roof elevation of 38'-4", making total height 48'-4", Furthermore, 3x roof access structures are included with square footages of = 200sf + 200sf + 130sf | No                      |
| <b>10.F.1. Land Use Limitation.</b> <ul style="list-style-type: none"> <li>For lots designated Neighborhood Commercial in the Coastal Land Use Plan, located between Pacific Avenue and Main Street, and between Westminster Avenue and Market Street, drivethrough uses shall be prohibited.</li> </ul>  |   | N/A                     |
| <b>10.F.2. Density.</b> <ul style="list-style-type: none"> <li><b>a.</b> Residential Zone. A maximum of two dwelling units per lot shall be permitted for all Venice Coastal Development Projects on multiple-family residentially-zoned lots. However, the lot area per dwelling unit shall not be less than 1,500 square feet on RD1.5 zoned lots and 1,200 square feet on R3 zoned lots; except that Venice Coastal Development Projects on lots greater than 4,000 square feet are permitted one unit for each 1,500 square feet on RD1.5 zoned lots or one unit for each 1,200 square feet on R3 zoned lots, provided that all units beyond the first two are Replacement Affordable Units.</li> </ul> |   | N/A                     |
| <ul style="list-style-type: none"> <li><b>b.</b> Commercial Zones. No residential Venice Coastal Development Project on a commercially-zoned lot shall exceed the density permitted in the R3 Zone.</li> </ul>  | Project uses R3 zoning density as a basis, with the use of density bonus to increase the number of allowable units beyond the R3 base density.  | Density Bonus Requested |
| <b>10.F.3. Height.</b> <ul style="list-style-type: none"> <li><b>a.</b> Venice Coastal Development Projects with a Flat Roof shall not exceed a maximum height of 30 feet; or 35 feet for Venice Coastal Development Projects with Varied Rooflines, provided that any portion of the roof that exceeds 30 feet is set back from the required front yard at least one foot in depth for every foot in height above 30 feet.</li> </ul>  | Project building height = 38'-4" with a flat roof   | No                      |

| <b>DEVELOPMENT STANDARDS (NORTH VENICE)</b>  |  |  |
|--|--|--|
| <b>Regulation</b>  | <b>Proposed Project</b>  | <b>Complies</b>                                  |
| 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  |
| <b>10.F.4. Setback.</b>  |  |  |
| a. The front yard setback for all residential Venice Coastal Development Projects shall be consistent with LAMC requirements, but shall not be less than five feet. Ground level patios, decks, landscaping and railings, wall and fences that do not exceed six feet in height may encroach into this setback, provided they observe a setback of one foot. |  | N/A  |
| b. Commercial Venice Coastal Development Projects along Ocean Front Walk may set their front yard at the building line.  | <p>The building provides residential units with larger setback than required (5'-0").</p> <p>Additional Setback Notes:<br/> Ocean Front Walk Required for Residential Levels = 0'-0" / Provided = 5'-0", Park Ave.<br/> Required for Residential Levels = 6'-0", Provided = 4'-10" (Requested Using 20% decrease incentive pursuant to LAMC 12.13.C.2(c)), North Side Required for Residential Levels = 6'-0" / Provided = 4'-10" (Requested Using 20% decrease incentive pursuant to LAMC 12.13.C.2(c)), Speedway Ave. Required for Residential Levels = 2'-0" / Provided = 2'-1"</p> | Yes<br>(Sideyard Setbacks, No, relief requested) |
| <b>10.F.5. Access.</b>   |  |  |
| a. Driveways and vehicular access to Venice Coastal Development Projects shall be provided from alleys, unless the Department of Transportation determines that it is not Feasible.  |  | Yes  |
| b. Vehicular access to Venice Coastal Development Projects located adjacent to Pacific Avenue shall be provided from streets other than Pacific Avenue, unless the Department of Transportation determines that it is not Feasible.  |  | N/A  |

| <b>DEVELOPMENT STANDARDS (NORTH VENICE)</b>  |   |                 |
|--|---|-----------------|
| <b>Regulation</b>  | <b>Proposed Project</b>   | <b>Complies</b> |
| c. 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             |
| <b>13. Required Parking</b> <ul style="list-style-type: none"> <li>● SFD w/ lot width &lt;40ft. or &lt;35ft. adjacent to alley =&gt; 2 spaces</li> <li>● SFD w/ lot width &gt;40ft. or &gt;35ft. adjacent to alley =&gt; 3 spaces (2 covered, 1 uncovered)</li> <li>● Artist in residence =&gt; 2 spaces for each unit</li> <li>● Multiunit w/ lot width &lt;40ft. or &lt;35ft. adjacent to alley =&gt; 2 spaces for each unit</li> <li>● Multiunit w/ lot width &gt;40ft. or &gt;35ft. adjacent to alley =&gt; 2 spaces per unit + 0.25 guest spaces per unit (or BIZ in lieu fee)</li> <li>● For commercial projects, see Parking Table in Section 13</li> </ul> | Project provides 0 off street parking stalls for the commercial area in lieu of the 8 off street stalls required in the VSP. Furthermore, 6x compact stalls + 10 standard stalls are provided for the residential area in lieu of the 1 standard stall minimum required per the LAMC. | No              |

| <b>DEVELOPMENT STANDARDS (COMMERCIAL PROJECTS)</b>   |                         |                 |
|--|-------------------------|-----------------|
| <b>Regulation</b>  | <b>Proposed Project</b> | <b>Complies</b> |
| <b>11.B.1. Ground Floor Commercial Development.</b><br>The following regulations shall apply to all commercial Venice Coastal Development Projects, which are new buildings or additions, except that commercial lots along Lincoln Boulevard, Washington Boulevard east of Oxford Avenue and in the Oxford Triangle Subarea are exempt from the following requirements:   |                         |                 |
| a. The Venice Coastal Development Project shall include a Street Wall, which shall extend for at least 65 percent of the length of the Building Frontage, and shall be located at the lot line or within five feet of the lot line, except that commercial buildings located on Ocean Front Walk shall have the Street Wall set zero feet from the building line. If the Street Wall is adjacent to a sidewalk cafe, public plaza, retail courtyard, arcade, or landscaped area, the Street Wall may be set back a maximum of 15 feet along the portion of the Venice Coastal Development Project that consists of the cafe, plaza, courtyard, landscaping or arcade. These areas shall not be considered in calculating the buildable area of a Venice Coastal Development Project, but with the exception of areas used only for landscaping, shall be considered in calculations for required parking. The required Street Wall at the Ground Floor shall have a minimum height of 13 feet. |                         | Yes             |



| <b>DEVELOPMENT STANDARDS (COMMERCIAL PROJECTS)</b>  |  |                 |
|---|--|-----------------|
| <b>Regulation</b>   | <b>Proposed Project</b>  | <b>Complies</b> |
| b. At least 50 percent of the area of the Ground Floor Street Wall of a commercial Venice Coastal Development Project shall be devoted to pedestrian entrances, display windows or windows offering views into retail, office gallery or lobby space.   |  | Yes             |
| c. Blank Walls shall be limited to segments of 15 feet in length, except that Blank Walls that contain a vehicle entry door shall be limited to the width of the door plus five feet.   |  | Yes             |
| d. All Venice Coastal Development Projects shall provide at least one pedestrian entrance into each business or use for each Store Frontage.  |  | Yes             |
| e. Ground Floor exterior building walls that face rear parking areas shall provide a pedestrian entrance into the building.   |  | N/A             |
| <b>11.B.2. Abbot Kinney Boulevard Ground Floor Commercial.</b>  |  |                 |
| Development. In addition to Section 11 B 1 of this Specific Plan, the following requirements shall apply to all commercial Venice Coastal Development Projects that are new buildings or additions located along Abbot Kinney Boulevard between Brooks Avenue and Palms Boulevard.  |  |                 |
| a. At the Ground Floor, continuous and unarticulated glass curtain walls shall not be permitted. Facades of buildings shall be divided into individual store fronts.  |  | N/A             |
| b. Large expanses of glass shall be subdivided into units not larger than six feet wide separated by the mullions.  |  | N/A             |
| c. No store front windows shall be lower than 12 inches above sidewalk grade. The windows shall have a solid base surfaced with high quality materials, such as a ceramic tile, marble, granite, limestone, slate, brick, wood or similar materials approved by the Planning Director. The top of the window shall not extend to the ceiling height, and shall be capped with an Architectural Feature. |  | N/A             |
| <b>11.B.3. Floor Area Ratio.</b><br>In all commercial zones, floor area ratio (FAR) shall be limited to: <ul style="list-style-type: none"> <li>● 0.5 to 1 for retail only, including restaurants</li> <li>● to 1 for retail/office</li> <li>● 1.5 to 1 for retail and/or office and residential</li> </ul>   | There is a request to increase the F.A.R. as well to 13,210sf in lieu of the 12,247.95sf required. | No              |
| <b>11.B.4. Building Separation.</b><br>A minimum of five feet shall be provided between commercial and residential buildings, except for mixed-use Venice Coastal Development Projects.   | Mixed - Use  | Yes             |
| <b>11.B.5. Access.</b>  |  |                 |
| a. Development Projects shall be provided from alleys unless the Department of Transportation determines that it is not Feasible. New and existing curb cuts shall be minimized in  |  | N/A             |

| <b>DEVELOPMENT STANDARDS (COMMERCIAL PROJECTS)</b>   |  |   |
|--|--|---|
| <b>Regulation</b>  | <b>Proposed Project</b>  | <b>Complies</b>                                     |
| order to protect and maximize public on-street parking opportunities.  |  |   |
| b. Driveways and vehicular access to Venice Coastal Development Projects adjacent to Ocean Front Walk shall be provided from Speedway, unless the Department of Transportation determines that it is not Feasible. In no case shall vehicular access be permitted from Ocean Front Walk.   |  | Yes   |
| c. Driveways and vehicular access to Venice Coastal Development Projects adjacent to Pacific Avenue shall be provided from streets other than Pacific Avenue, unless the Department of Transportation determines that it is not Feasible.  |  | N/A   |
| <b>11.B.6. Landscaping.</b>  |  |   |
| a. Any open portion of the lot on which the Venice Coastal Development Project is located, which is not used for buildings, parkways, driveways, or other access features, shall be landscaped. A list of applicable plant materials appears in the attached Appendix B.   |  | TBD, a plant list cannot be found by Staff          |
| b. A landscape development plan prepared by a State licensed landscape architect, State licensed architect or landscaped contractor shall be submitted to the Director of Planning for review and approval. This plan shall include the location of a permanent underground sprinkler system designed to insure complete coverage of all plant materials.                      |  | TBD, this document cannot be found by Staff         |
| <b>11.B.7. Light.</b>  |  |   |
| Lighting from commercial Venice Coastal Development Projects shall be directed away from residential Venice Coastal Development Projects and Environmentally Sensitive Habitat Areas.  |  | TBD, lighting cannot be found in the plans by Staff |
| <b>11.B.8. Trash.</b>  |  |   |
| Venice Coastal Development Projects shall have trash enclosures for regular and recyclable trash.  |  | Yes   |
| <b>11.C. Ground Floor Industrial Development.</b>  |  |   |
| ≥ 65% of the total width for the first 12 feet of elevation of any new building or addition that is parallel to and facing the street, shall be devoted to entrances, eye-level displays, a contrast in wall treatment, an offset wall line or other decorative features. Outdoor seating and/or landscaping shall be used to enhance visual interest and pedestrian vitality. | Speedway appears to not to comply with this based on Staff's visual review of the drawings | No (TBD by further review)                          |
| <b>11.D. Parking Structures and Lots.</b>  |  |   |
| The following shall apply to any new parking structure or surface parking lot or any addition to a parking structure or surface parking lot:   |  |   |
| a. All parking areas shall be improved and landscaped in accordance with LAMC Section 12.21 A 6.   | All parking is enclosed  | N/A   |

| <b>DEVELOPMENT STANDARDS (COMMERCIAL PROJECTS)</b>   |  |                 |
|--|--|-----------------|
| <b>Regulation</b>  | <b>Proposed Project</b>  | <b>Complies</b> |
| <p>b. For any new or addition to a surface parking lot that abuts a public street or is located across an alleyway from an R1 or more restrictive zone, except at pedestrian or vehicle entrances, a three-foot wide area shall be provided along the perimeter of the portion of the lot abutting the public street and shall be fully landscaped with lawn, trees, shrubs or suitable ground cover. In addition, a three-foot high decorative masonry wall, as measured from the highest point of elevation of the finished surface of the ground, paving or sidewalk immediately adjacent to the wall, shall be located between the parking lot and the landscaped area. However, where a three-foot high landscaped berm is provided within the landscaped area, the wall shall not be required. Vines and shrubs shall be planted along the sides of the wall facing the street to screen the wall without blocking visibility into the parking area as required by LAMC Section 12.21 A6(f).</p> | <p>There is RD1.5 abutting Speedway across from the property. The property does not accommodate these standards based on Staff's review.</p> | <p>No</p>       |
| <p>c. All surface parking abutting an R1 Zone or more restrictive zone shall be screened by a decorative masonry wall, a minimum of five feet and nine inches and a maximum of eight feet in height, as measured from the highest point of elevation of the finished surface of the ground, paving or sidewalk immediately adjacent to the wall. The wall shall have a top cap, and the split-faced side shall face the adjacent residential zone. The wall shall be placed on the lot line that is adjacent to the R1 or more restrictive zone.</p>   |  | <p>Yes</p>      |
| <p><b>11.D.2. Parking Structures.</b><br/> In multi-level parking structures, where there is parking on the Ground Floor, 70 percent of the frontage of the Ground Floor along the property line that adjoins a public street shall contain financial services, neighborhood retail, neighborhood services or other related uses permitted by the zone and determined by the Director of Planning.</p>   | <p>Based on the conditions of the lot this requirement appears to not be feasible based on Staff's review</p>                                | <p>No</p>       |

**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.

| <b>PARKING STANDARDS</b>   |   |                         |                 |
|--|---|-------------------------|-----------------|
| <b>SECTION 13.D. PARKING REQUIREMENT TABLE</b>   |   | <b>Parking Provided</b> | <b>Complies</b> |
| <b>Residential Uses</b>  |   |                         |                 |
| 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. |                         | N/A             |
| 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.  |                         | N/A             |
| Artist-in-residence  | Two spaces for each artist-in-residence unit  |                         | N/A             |
| 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   |                         |                 |

| <b>PARKING STANDARDS</b>   |  |   |                 |
|--|--|---|-----------------|
| <b>SECTION 13.D. PARKING REQUIREMENT TABLE</b>   |  | <b>Parking Provided</b>   | <b>Complies</b> |
| 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).<br>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   | Project uses density bonus for parking reduction less than outlined in the VSP per. LA Density Bonus Standards = 16 Stalls required and 16 stalls provided. | No              |
| Mobile Home Park   | Two spaces for each mobile home space  |   | N/A             |
| Hotel  | Two spaces; plus<br>Two spaces for each dwelling unit; plus<br>One space for each guest room or each suite of rooms for the first 30; plus<br>One space for each two guest rooms or suites of rooms in excess of 30 but not exceeding 60; plus<br>One space for each three guest rooms or suites or rooms in excess of 60; plus<br>One space for each 100 square feet of floor area used for consumption of food or beverages, or public recreation areas; plus<br>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. |   | N/A             |
| Motel or Motor Hotel   | One space for each guest room; plus two spaces for each dwelling unit  |   | N/A             |
| Boarding and Lodging House   | Two spaces for each three guest rooms  |   | N/A             |

LUPC Staff Report - Findings  
Case No.: CPC-2022-5893-CU-DB-CDP-SPP-MEL-HCA  
Address: 723 Ocean Front Walk, Venice, CA 90291  
Staff: Christopher McLean  
March 27, 2023

| <b>PARKING STANDARDS</b>  |   |  |                         |                 |
|---|---|--|-------------------------|-----------------|
| <b>SECTION 13.D. PARKING REQUIREMENT TABLE</b>  |   |  | <b>Parking Provided</b> | <b>Complies</b> |
| <b>Health Uses</b>  |   |  |                         |                 |
| Veterinary Hospital   | One space for each 150 square feet of floor area  |  |                         | N/A             |
| Medical or Dental or clinic   | See office uses   |  |                         | N/A             |
| 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.) |  |                         | N/A             |
| <b>Educational &amp; Cultural Uses</b>  |   |  |                         |                 |
| Child Care Center, Day Nursery, Preschool or Nursery School   | One space for each 500 square feet of floor area  |  |                         | N/A             |
| Business, Professional or Trade School  | One space for each 25 square feet of floor area   |  |                         | N/A             |
| <b>Recreational Uses</b>  |   |  |                         |                 |
| Theater, Auditorium   | One space for each two fixed seats and for every 21 square feet of seating area where there are no fixed seats                          |  |                         | N/A             |
| 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   |  |                         | N/A             |
| <b>Office Uses</b>  |   |  |                         |                 |
| 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  |  |                         | N/A             |

| <b>PARKING STANDARDS</b>   |  |                         |                 |
|--|--|-------------------------|-----------------|
| <b>SECTION 13.D. PARKING REQUIREMENT TABLE</b>   |  | <b>Parking Provided</b> | <b>Complies</b> |
| Professional Offices of Doctors, Dentists or similar professions   | One space for each 150 square feet of floor area   |                         | N/A             |
| General Office and other Business, Technical Service, Administrative or Professional Offices   | One space for each 250 square feet of floor area   |                         | N/A             |
| <b>Business and Commercial Uses</b>  |  |                         |                 |
| Personal Service Establishment, Including Cleaning or Laundry Agency or similar use  | One space for each 250 square feet of floor area   |                         | N/A             |
| General Retail Store, except as otherwise provided   | One space for each 225 square feet of floor area   | 0 Provided, 8 required  | No              |
| 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 |                         | N/A             |
| Food Store, Grocery Store, Supermarket, or similar use   | One space for each 225 square feet of floor area   |                         | N/A             |
| Open Air Vending, Swap Meet  | 1.25 spaces per vending stall or sales space   |                         | N/A             |
| Restaurant, Night Club, Bar and similar  | One space for each 50 square feet of Service Floor (including outdoor service areas).  |                         | N/A             |

| <b>PARKING STANDARDS</b>  |  |                         |                 |
|---|--|-------------------------|-----------------|
| <b>SECTION 13.D. PARKING REQUIREMENT TABLE</b>  |  | <b>Parking Provided</b> | <b>Complies</b> |
| establishments and for the sale or consumption of food and beverages on the Premises                            |  |                         |                 |
| 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 |                         | N/A             |
| Laundromat and Coin-Operated Cleaners   | One space for each 150 square feet of floor area   |                         | N/A             |
| <b>Manufacturing and Related Uses</b>   |  |                         |                 |
| Manufacturing and Industrial Establishment, including Offices and Operations                                    | Three spaces; plus<br>One space for each 350 square feet of floor area   |                         | N/A             |
| Software, Music, Manufacturing  | Three spaces; plus<br>One space for each 350 square feet of floor area   |                         | N/A             |
| Laboratory and Research Establishment   | Three spaces; plus<br>One space for each 300 square feet of floor area   |                         | N/A             |
| Warehouse Storage Building (including mini storage)   | Three spaces; plus<br>One space for each 1,000 square feet of floor area   |                         | N/A             |
| Public Utility Facility not having a Business Office on the Premises  | Two spaces; plus<br>One space for each 1,000 square feet of floor area   |                         | N/A             |
| <b>Other Uses Not Listed</b>  |  |                         |                 |
|   | Parking shall be provided as determined by the City's Department of Transportation.  |                         | N/A             |



| <b>PARKING STANDARDS (CONTINUED)</b>  |                         |                 |
|---|-------------------------|-----------------|
| <b>Regulation</b>   | <b>Proposed Project</b> | <b>Complies</b> |
| <b>13.E. BEACH IMPACT ZONE PARKING REQUIREMENTS.</b>  |                         |                 |
| 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.         |                         | No              |
| 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. |                         | N/A             |
| 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.  |                         | No              |
| <b>F. SHARED PARKING.</b>   |                         |                 |
| 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.   |                         | N/A             |