



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:	February 21, 2023 <input type="checkbox"/> Draft Report <input checked="" type="checkbox"/> Final Report	
Case Number:	DIR-2022-7644-CDP-SPP	
Address:	4819 Ocean Front Walk, 90292	
Link to Planning Case:	https://planning.lacity.org/pdiscaseinfo/caseid/MjYxOTM30	
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 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
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:	Lauren Siegel	
Project Description:	REMODEL AND ADDITION TO A TWO-STORY HOUSE, RESULTING IN A THREE-STORY DWELLING WITH A ROOFTOP DECK AND ROOF ACCESS STRUCTURE	
Requested Entitlement:	CDP & SPP	
COMMUNITY OUTREACH		
Date:	1/16/23	
Notification Radius:	100 ft radius	
Summary of Feedback:	Questions about sideyard setbacks, Right of Way, parking, shoring, timing and duration of construction, city requirements on OFW. 4 neighbors on call, several others followed up later	
LUPC HEARING SUMMARY		
Public Comment:		
Motion:	Approve the project as presented	
Maker / 2nd:	LS / AM	
Vote:	Yea: 6 / 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.
8.A.1. Dual Jurisdiction Area <input type="checkbox"/> Any improvement to an existing single or multiple-family dwelling unit that is <u>not</u> located on a Walk Street
8.A.2. Single Jurisdiction Area <input checked="" 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.
8.A.3. Commercial/Industrial Projects <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%.
8.A.4. Coastal Commission Categorical Exclusion <input type="checkbox"/> Any Venice Coastal Development Project that has been Categorical Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.

LUPC Staff Report - Findings
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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	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.	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>
c. In the RD and R3 multiple-family zones, construction on the single building site may combine the density of the previously established lots.	<input checked="" type="checkbox"/>
d. For residential Venice Coastal Development Projects, front porches, bays and balconies shall be provided to maximize architectural variety.	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>

LUPC STAFF REPORT FINDINGS (CONT'D)

DEVELOPMENT STANDARDS (MARINA PENINSULA)		
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); 		<input checked="" type="checkbox"/>
10.D.1. Density.		
a. On commercially-zoned lots, no residential or commercial/residential mixed-use Venice Coastal Development Project shall exceed a density greater than the density permitted in the R3 zone.	n/a	<input type="checkbox"/>
b. On R3 zoned lots, a maximum of two dwelling units per lot shall be permitted, and the lot area per dwelling unit shall not be less than 1200 square feet.	n/a	<input type="checkbox"/>
10.D.2. Height.		
a. All Venice Coastal Development Projects shall be limited to a maximum height of 35 feet.		<input checked="" type="checkbox"/>
b. Notwithstanding Paragraph a above, structures fronting on Walk Streets are limited to a maximum height of 28 feet.	n/a	<input type="checkbox"/>
10.D.3. Access.		
a. Driveways and vehicular access to Venice Coastal Development Projects on lots adjacent to Ocean Front Walk shall be provided from Speedway only, unless the Department of Transportation determines that it is not Feasible.		<input checked="" type="checkbox"/>
b. Vehicular access to Venice Coastal Development Projects on lots 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	<input type="checkbox"/>
c. Vehicular access to Venice Coastal Development Projects on lots located adjacent to Walk Streets shall be provided from streets or alleys other than Walk Streets.		<input checked="" type="checkbox"/>

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DEVELOPMENT STANDARDS (MARINA PENINSULA)		
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 		☒