



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:	Jun 5/23 <input checked="" type="checkbox"/> Draft Report <input type="checkbox"/> Final Report LUPC Staff: mehrnoosh
Case Number:	DIR-2023-865-CDP ENV-2023-866-CE
Address:	4815-4817 Ocean Front Walk
Link to Planning Case:	https://planning.lacity.org/pdiscaseinfo/caseid/MjY0NzQz0
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:
Project Description:	Interior remodel & third story addition with rooftop deck to existing two story duplex Lot=95'x38'-4" Existing SF= 4,024.45 New SF=6,542.77 SF Zone R3-1
Requested Entitlement(s):	none
COMMUNITY OUTREACH	
Date: june 5/23	Notification Radius: 250' radius
Summary of Feedback:	5 neighbors attended the meeting Poject was presented on Zoom
LUPC HEARING SUMMARY	
Public Comment:	look forward to the development - no objections
Motion:	
Maker / 2nd:	
Vote:	Yea: / Nay: / Abstain: / Recuse: / Ineligible:

Case No.:

Address:

Staff:

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
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	no
8.A.2. Single Jurisdiction Area <input 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.	no
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%.	no
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.	no

Note to Staff: If any exemption applies, the Project will receive *de minimus* letter, unless Applicant requests LUPC hearing.

	REQUIREMENTS PER SPECIFIC PLAN	PROJECT'S COMPLIANCE	STAFF COMMENT
Roof Access Structure	yes	yes	meets requirements
Height	35'	35'	meets requirements
Setbacks/Yard	Front: 5'coastal 1' city Back: 15' Side: 10%	Front: 1' Min. see plans Back: 15' Side: 4'-10"	existing conditions with various set backs
Parking	4 @garage & 1 open	yes	meets requirements
Density/FAR	3:1 FAR	2.56% FAR	meets requirements