



# Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

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

Email: [LUPC@VeniceNC.org](mailto:LUPC@VeniceNC.org)



## LUPC STAFF REPORT

PROJECT INFORMATION		
<b>Date:</b>	June 26th, 2023	
<b>Case Number:</b>	CPC-2022-724-CDP-MEL-SPP-DB-HCA	
<b>Address:</b>	414 Carrol Canal, Venice CA 90291	
<b>Link to Planning Case:</b>	<a href="https://planning.lacity.org/pdiscaseinfo/search/encoded/MjY2MjQ10">https://planning.lacity.org/pdiscaseinfo/search/encoded/MjY2MjQ10</a>	
<b>Link(s) to Materials:</b>	Application: <a href="https://planning.lacity.org/pdiscaseinfo/document/NTIyNw0/382be727-91db-4e5c-88e0-bb0f216d41aa/esubmit">https://planning.lacity.org/pdiscaseinfo/document/NTIyNw0/382be727-91db-4e5c-88e0-bb0f216d41aa/esubmit</a> Plans: <a href="https://planning.lacity.org/pdiscaseinfo/document/NTIzMw0/382be727-91db-4e5c-88e0-bb0f216d41aa/esubmit">https://planning.lacity.org/pdiscaseinfo/document/NTIzMw0/382be727-91db-4e5c-88e0-bb0f216d41aa/esubmit</a> Findings, Project Compliance Review: <a href="https://planning.lacity.org/pdiscaseinfo/document/NTIzMA0/382be727-91db-4e5c-88e0-bb0f216d41aa/esubmit">https://planning.lacity.org/pdiscaseinfo/document/NTIzMA0/382be727-91db-4e5c-88e0-bb0f216d41aa/esubmit</a>	
<b>Subarea:</b> (check one)	Ballona Lagoon West Bank	Oakwood-Milwood-Southeast Venice
	Ballona Lagoon (Grand Canal) East Bank	<input checked="" type="checkbox"/> Venice Canals
	Silver Strand	North Venice
	Marina Peninsula	Oxford Triangle
<b>Planning Dept. Project Description:</b>	Demolition of two single family dwellings (1 existing and 1 after-the-fact) and construction of a 2,205 SF duplex.	
<b>Requested Entitlement(s):</b>	<input checked="" type="checkbox"/> Project Permit Compliance Review (SPP)	Conditional Use Permit (CUP)
	<input checked="" type="checkbox"/> Coastal Development Permit (CDP)	Zoning Administrator Adjustment (ZAA)
	<input checked="" type="checkbox"/> Mello Determination (MEL)	Zoning Variance (ZV)
	Site Plan Review (SPR)	Other:
<b>Project Type:</b> (check all that apply)	<input checked="" type="checkbox"/> Residential	Commercial
	Walk Street	Zoning Variance or Waiver

	X Zoning Admin. Adjustment	Specific Plan Exemption
	De Minimus	Other: Density Bonus
<b>Staff Summary:</b>	<p>414 Carrol Canal proposes replacing a small 391 sq. ft. structure, certified by the Office of Historical Resources to be of no historic value, with a modest 2 story, 2 unit building. This project would ordinarily be de minimus, but new Coastal Commission’s sea level rise requirements are, in part, in conflict with the Venice Specific Plan.</p> <p>One of the conditions of the new sea level rise rules is a requirement that the elevation of the first floor be 9’ above sea level. The land at 414 Carrol Canal is already above sea level as measured off the center line of the alley. However, due to the new 9’ requirement, the new structure’s first floor must be 3’5” higher than grade.</p> <p>According to Senior Planner Juliet Oh, the proposal is compliant with all aspects of the Venice Specific Plan with the exception of the small front landing. The Specific Plan stipulates that in the Venice Canals no decking, stairs or other housing element other than a 42” fence can be more than 18” above grade.</p> <p>As the first floor of the house is at 44” above grade. An exception from the Specific Plan is required in order to build a landing and some of the stairs necessary for occupants to get from inside the house to the front yard.</p> <p>This landing and stairs are therefore, open for community comment and board discussion.</p>	
<b>LUPC Staff:</b>	Barry Cassilly	
<b>COMMUNITY OUTREACH</b>		
<b>Date:</b>		
<b>Notification Radius:</b>		
<b>Summary of Feedback:</b>		
<b>LUPC HEARING SUMMARY</b>		
<b>Public Comment:</b>		
<b>Motion:</b>		
<b>Maker / 2nd:</b>	/	

LUPC Staff Report - Findings  
Case No.: [CPC-2022-724-CDP-MEL-SPP-DB-HCA]  
Address: [2308 S. Pisani, Venice, CA 90291]  
Staff: [Barry Cassilly]  
June 27, 23

<b>Vote:</b>	Yea:	/ Nay:	/ Abstain:	/ Recuse:	/ Ineligible:
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**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><b>8.A.1. Dual Jurisdiction Area</b></p> <p>Any improvement to an existing single or multiple-family dwelling unit that is <u>not</u> located on a Walk Street</p>	Yes
<p><b>8.A.2. Single Jurisdiction Area</b></p> <p>Any improvement to an existing single or multiple-family dwelling unit that is not located on a Walk Street;</p> <p>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>New construction of ≤4 dwelling units, <u>not</u> located on a Walk Street;</p> <p>Demolition of ≤4 dwelling units.</p>	No
<p><b>8.A.3. Commercial/Industrial Projects</b></p> <p>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>	NA
<p><b>8.A.4. Coastal Commission Categorical Exclusion</b></p> <p>Any Venice Coastal Development Project that has been Categorical Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.</p>	NA

<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.	Parking is partly below grade, not subterranean	NA
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.	See plan elevations.	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.		
d. For residential Venice Coastal Development Projects, front porches, bays and balconies shall be provided to maximize architectural variety.	See elevations	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.		NA