



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:	5/7/2024 <input type="checkbox"/> Draft Report <input checked="" type="checkbox"/> Final Report
Case Number:	ZA-2022-2418-F
Address:	621 California Ave
Link to Planning Case:	https://planning.lacity.gov/pdiscaseinfo/caseid/MjU2NTI20
Subarea: (check one)	<input type="checkbox"/> Ballona Lagoon West Bank <input checked="" 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 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"/> Other: Click here to enter text.
LUPC Staff:	Mark Mack
Project Description:	WALL HEDGE VARIANCE FOR EXISTING 6'-6" TALL FENCE AND 8' TALL HEDGE IN FRONT YARD.
Staff Summary:	<p>The current front Fence and Entry Gate height exceeds the current front yard requirements of 3'6" in this R Zone. In front of the fence in a planter is a hedge with a height of approximately 8 feet. The property is about 16-20" above the sidewalk. The accumulated height of the fence therefore about 7'6" with the hedge height close to 9'6". The one story home behind the fence has a 3 story building to the west and a One story building to the east as neighbors. The fence is only visible in the gate area where steps leading to the level of the property. The Gate is a framed frosted glass gate with two side lites, the fence seems to be solid wood, not very visible behind the hedge. The fence and gate has been in existence for many years.</p> <p>The applicant seeks a variance for the exceeding height, to legalize the current condition stating security concerns. No written approvals or concerns by neighbors are currently on file.</p> <p>According to zoning regulation, see below, written approval by abutting owners and across the street are required for this application.</p>
LUPC HEARING SUMMARY	
Public Comment:	None
Motion:	Recommends approval of the project as presented, including the variance for over-height fence. LUPC further recommends a refund of fees because this request did not require a public hearing, as per LAMC section 13B.2.1.
Maker / 2nd:	Richard / Mark
Vote:	Vote: Yea: 5 / Nay: 0 / Abstain: 1 / Recuse: 0 / Ineligible: 0 / Absent 0