



# 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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## Land Use & Planning Committee (LUPC) STAFF REPORT April 9, 2026

City Case No:	AA-2017-3905-PMLA-SL-M1
CEQA Case No:	n/a
Related City Case No(s):	DIR-2017-3909-CDP
Address of Project:	657 Flower Ave (between 6 <sup>th</sup> Ave & 7 <sup>th</sup> Ave)
Applicant/Property Owner:	657 Flower LLC
Applicant's Representative:	Danny Rice, Beach Native Permits
Standard of Review:	LAMC
City Hearing:	n/a
Email for City Planner:	<a href="mailto:Ira.Brown@lacity.org">Ira.Brown@lacity.org</a>
LUPC Staff assigned:	Robin Rudisill

### I. Detailed Project Description:

Request to modify certain conditions of the January 9, 2019 Parcel Map determination for 1) BOE conditions section 7.b (page 2) and 2) Department of City Planning - Standard Small Lot Conditions Bureau of Engineering Standard Condition S-3(i)b (page 13), to remove the requirement to "improve the alley being dedicated and from adjoining the subdivision to the intersection with 7<sup>th</sup> Ave, by the removal and reconstruction of the existing improvements to provide a new full width alley with 2-foot wide center longitudinal concrete gutter including the alley intersection with 7<sup>th</sup> Ave, all satisfactory to the West Los Angeles District Engineering Office."

### II. Motion:

**The Venice Neighborhood Council supports the modification requested for the applicant to only improve the portion of the alley adjoining their rear property line or another more limited BOE-proposed alternative.**

**Moved by Robin Rudisill, seconded by Mark Mack, and approved by the Committee 7-0-0 (1 absent, 1 open position).**

### III. Public/Board Comments and Pros & Cons of Project:

**At the April 9, 2026 LUPC hearing the following comments were made:**

The alley is in very sad shape, probably still has the 1930s concrete.  
It sounds like there are drainage issues.  
Not clear whether it has to be a concrete gutter.  
Can an alternate drainage system be done?  
Can the alley be made permeable?  
Is the alley asphalt to concrete?  
Are there any new utilities?  
The width of the alley is 12'.  
The alley is in really bad shape.  
There is broken concrete and asphalt, especially behind the property up to 7<sup>th</sup> Ave.  
This may be a good case for greening alleys.  
This could be a test case – make it simple and put gravel on it.

**Positive aspects of project:**

None noted.

**Negative aspects of project:**

It's absurd and an abuse for the City to require the owner to pave to 7<sup>th</sup> Ave. We pay property taxes and this is a City alley so the City should fix the alley.

This seems like a "shake down" by the City and is an unfair requirement.  
Taxpayers should be incensed.

**IV. City Advisory Agency Parcel Map Determination 1.9.19 (for which applicant is requesting a modification):**

<https://planning.lacity.gov/pdiscaseinfo/document/MjA1MjQz0/46e6f77e-051c-4e11-ad6d-6ce8558211cd/pdd>

## **BOE conditions section 7.b**

PARCEL MAP NO. AA-2017-3905-PMLA-SL

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### **BUREAU OF ENGINEERING**

*Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 200. Any questions regarding these conditions should be directed to Julia Li (213) 202-3481 or Michael Soto (213) 202-3498.*

1. That a 1.07-foot wide strip of land be dedicated along Rose Court adjoining the subdivision to complete a 10-foot wide half right-of-way of alley.
2. That, if this parcel map is approved as a "Small Lot Subdivision", then, if necessary for street address purposes, all common access to this subdivision be named on the final map satisfactory to the City Engineer.
3. That if this parcel map is approved as a "Small Lot Subdivision, then the final map be labeled as "Small Lot Subdivision per Ordinance 176354" satisfactory to the City Engineer.
4. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
5. That, if necessary, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
6. That all pedestrian common access easements be shown on the final map.
7. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - a. Improve Flower Avenue adjoining the subdivision by removal of the existing sidewalk and construction of a new 5-foot wide concrete sidewalk and landscaping of the parkway, or a new full width concrete sidewalk with tree wells; including any necessary removal and reconstruction of existing improvements.
  - b. Improve the alley being dedicated and from adjoining the subdivision to the intersection with 7<sup>th</sup> Avenue, by the removal and reconstruction of the existing improvements to provide a new full width alley with 2-foot wide center longitudinal concrete gutter including the alley intersection with 7<sup>th</sup> Avenue, all satisfactory to the West Los Angeles District Engineering Office. Above alley construction shall provide a suitable transition of the drainage for the portion of the alley northwesterly of the subdivision and not being improved, all satisfactory to the West Los Angeles District Office.
  - c. Construct the necessary onsite mainline and house connection sewers satisfactory to the City Engineer.

V. Justification for Modification Request, received from applicant's representative, Danny Rice, Beach Native Permits:

**How the Project Conforms with the Findings**

657 E Flower Avenue  
Parcel Map No. AA-2017-3905-PMLA-SL

Based on the Advisory Agency Letter of Determination for Parcel Map No. AA-2017-3905-PMLA-SL, the proposed project conforms with the required findings in the following ways, as there will be no changes to the approved plans, subdivision or parcel map:

**Conformity with CEQA Findings**

The project is determined to be exempt from the California Environmental Quality Act (CEQA) under several categorical exemptions, as it does not have a significant effect on the environment.

- **Class 3 (New Construction of Small Structures):** The project qualifies under this exemption because it involves the demolition of an existing single-family dwelling and the construction of two new two-story single-family dwellings. The exemption allows for the construction of up to three single-family dwellings in urbanized areas.
- **Class 15 (Minor Land Divisions):** This exemption applies as the project proposes to subdivide one parcel to create two new parcels. The project meets all six conditions for this class, including being in a developed area, not requiring variances or exceptions, and being adequately served by public utilities and services.
- **Class 32 (Infill Development Projects):** The project is consistent with the infill development criteria. The site is located in an urbanized area, is not a habitat for endangered species, and will not result in significant effects on traffic, noise, air, or water quality. Any potential impacts will be reduced to less than significant levels through required Regulatory Compliance Measures (RCMs).

**Conformity with Subdivision Map Act Findings**

The project is consistent with the Subdivision Map Act, with the Advisory Agency making two key findings:

1. **The proposed map is consistent with applicable General and Specific Plans.**
  - The project, a small lot subdivision for two new single-family dwellings, is consistent with the Low Medium II Residential land use designation and the RD1.5-1 zone.
  - As conditioned, the design and improvements of the proposed map are consistent with both the General Plan and the Venice Coastal Zone Specific Plan.
2. **The site is physically suitable for the proposed type of development.**

### **Justification for Modification**

657 E Flower Avenue

Parcel Map No. AA-2017-3905-PMLA-SL

We are requesting the modification of the (1) Bureau of Engineering Condition Section 7.b on Page 2 and (2) Department of City Planning - Standard Small Lot Conditions Section S-3(i)b on Page 13 of the Letter of Determination regarding AA-2017-3905-PMLA-SL:

*“Improve the alley being dedicated and from adjoining the subdivision to the intersection with 7th Avenue, by the removal and reconstruction of the existing improvements to provide a new full width alley with 2-foot wide center longitudinal concrete gutter including the alley intersection with 7th Avenue, all satisfactory to the West Los Angeles District Engineering Office.”*

The condition requiring the full reconstruction of the alley from the subdivision to the intersection with 7th Avenue is an excessive demand given the scope and findings of the proposed project.

A more reasonable approach would be to improve only the portion of the alley that is directly adjacent to the new property lines. This revised scope would still ensure that the project is served by "adequate access," as required by the Subdivision Map Act, without placing an undue financial and logistical burden on the project owner and neighbors.

The justification for this modification is based on the following:

- **Proportionality:** The project involves the creation of two new parcels through a minor land division. The required improvement of the entire alley to 7th Avenue (~4,400 sf) is not proportional to the impact of two new residential units. The project's own traffic and drainage will be limited to the immediate vicinity of the property.
- **Consistency with Infill Development:** The project was approved as a Class 32 infill development, which is intended to be a less intensive form of construction. Requiring extensive off-site improvements that are not directly related to the project's immediate impact goes against the spirit of this exemption.
- **Adequate Existing Access:** The Letter of Determination already finds that "adequate access for vehicles and emergency services is provided via the rear alley.". This suggests that the existing condition of the alley is already sufficient for the project's needs. Any required improvements should therefore be limited to minor upgrades directly serving the new lots.

- The site is level and not located in a Hillside, Special Grading, Flood, or Landslide Area. The project will not significantly change the residential density of the area.
- The new lots will be adequately served by all public utilities, including water, power, and sewage infrastructure, which are already present in the improved Flower Avenue.
- Adequate access for vehicles and emergency services is provided via the rear alley, Rose Court.

There will be no changes to the construction plans or Subdivision Parcel Map. We are only requesting modification of the condition to “Improve the alley being dedicated and from adjoining the subdivision to the intersection with 7th Avenue, by the removal and reconstruction of the existing improvements to provide a new full width alley with 2-foot wide center longitudinal concrete gutter including the alley intersection with 7th Avenue, all satisfactory to the West Los Angeles District Engineering Office”.

VI. Parcel Map:

