



# 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

<b>City Case No:</b>	<b>DIR-2025-6828-CDO</b>
<b>CEQA Case No:</b>	<b>ENV-2025-6829-CE</b>
<b>Related City Case No(s):</b>	
<b>Address of Project:</b>	<b>2454 Lincoln Blvd</b>
<b>Applicant/Property Owner:</b>	<b>Applicant: Sun Day Carwash; Property owner of Record: Lincoln Millennium Car Wash, Inc.</b>
<b>Applicant's Representative:</b>	<b>Adan Madrid, 7 Planning Construction and Development, Inc.</b>
<b>Standard of Review:</b>	<b>Lincoln Boulevard Community Design Overlay; Venice Community Plan CEQA categorical exemption (Class 1 Existing Facilities)</b>
<b>Coastal Zone:</b>	<b>N/A</b>
<b>City Hearing:</b>	<b>Director's Determination issued March 23, 2026; last day to appeal April 7, 2026</b>
<b>Email for City Planner:</b>	<b>Sienna.Kuo@lacity.org</b>
<b>LUPC Staff assigned:</b>	<b>Nicole Meyer</b>

### **I. Detailed Project Description:**

The project is a Design Overlay Plan Approval request for improvements to an existing car wash facility at 2454 Lincoln Boulevard. The proposed work includes façade and interior tenant improvements, minor changes to the site layout, reinstatement of frontage landscaping, reconstruction of a trash enclosure, and limited signage work including refacing the existing pole sign to read "Sun Day Carwash." The site is an approximately 14,002 square-foot parcel developed with an existing 2,500 square-foot car wash facility. No new floor area or new building is proposed. The applicant materials indicate that the project is intended to renovate and rebrand the existing facility while retaining the basic use and site configuration. Proposed site work includes reinstating a five-foot landscape planter along the Lincoln frontage, reconstructing the former trash enclosure at the rear of the site, adding bollards, restriping the site for circulation, and making minor equipment and pay-station improvements. The Director's determination approves the project as a Design Overlay Plan Compliance Review for tenant improvements to the existing car wash facility, subject to conditions.

II. **Motion:**

**The Venice Neighborhood Council supports the approval of the project and, with respect to the landscape plan, requests planting of small native trees such as Toyons (as they are smaller and grow fast), planting of native shrubs such as Ceonothus Aboreus, and planting of ground cover such as Yarrow.**

**Moved by Nicole Meyer, seconded by Sarah Wauters, and approved by the Committee 7-0-0 (1 absent, 1 open position).**

III. **Pros & Cons of Project:**

**Positive aspects of project:**

The project appears to be a relatively modest rehabilitation of an existing commercial use rather than an expansion or redevelopment of the site. It restores frontage landscaping required by the Lincoln Boulevard CDO, reconstructs the trash enclosure, and limits signage to the refacing of the existing pole sign and one additional wall sign. The Director's determination also conditions replacement of the existing nonconforming fence along Lincoln with a like-for-like 42-inch fence, which appears to address the main visible nonconformity identified in the record.

**Negative aspects of project:**

No major red flags were observed in review of the application and determination. The only item of note is that the findings describe the facility as fully automated with no pedestrian access into the building, while the determination also requires that the primary entrance be provided on Lincoln Boulevard. This appears to be a minor inconsistency in the findings language, but not a substantive concern. The existing nonconforming fence along Lincoln was also noted, but it is specifically addressed through a condition of approval.

IV. **Findings re. Entitlements:**

- A. **Coastal Development Permit (CDP)—Coastal Act & certified Land Use Plan (LUP) are standard of review:** not applicable
- B. **Density Bonus Act (DB):** not applicable
- C. **Conditional Use (CU) cite LAMC CU Section:** not applicable
- D. **Mello Act (MEL)** not applicable
- E. **Housing Crisis Act (HCA):** not applicable
- F. **Priority Housing Program (PHP):** not applicable
- G. **Add any other applicable entitlements here, such as SPPE (Specific Plan Project Exception), ZAA (Zoning Administrator Adjustment), etc.**

The only entitlement requested is Design Overlay Plan Approval / Compliance Review under LAMC Section 13.08. The project also includes a CEQA Class 1 Categorical Exemption.

**Photos of existing:**



**EXISTING BUILDING PERSPECTIVE - SW CORNER**

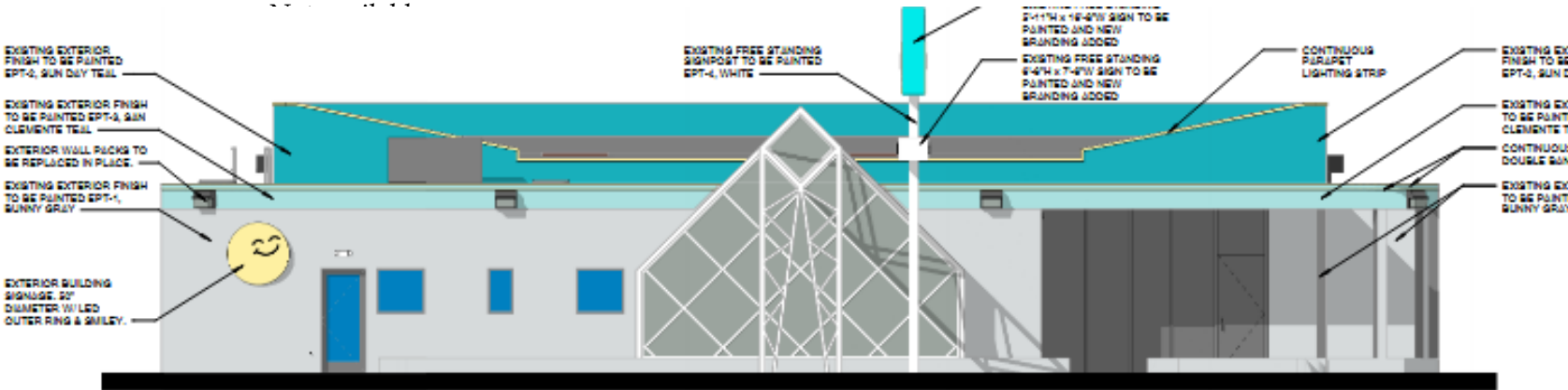


**EXISTING BUILDING PERSPECTIVE - NW CORNER**

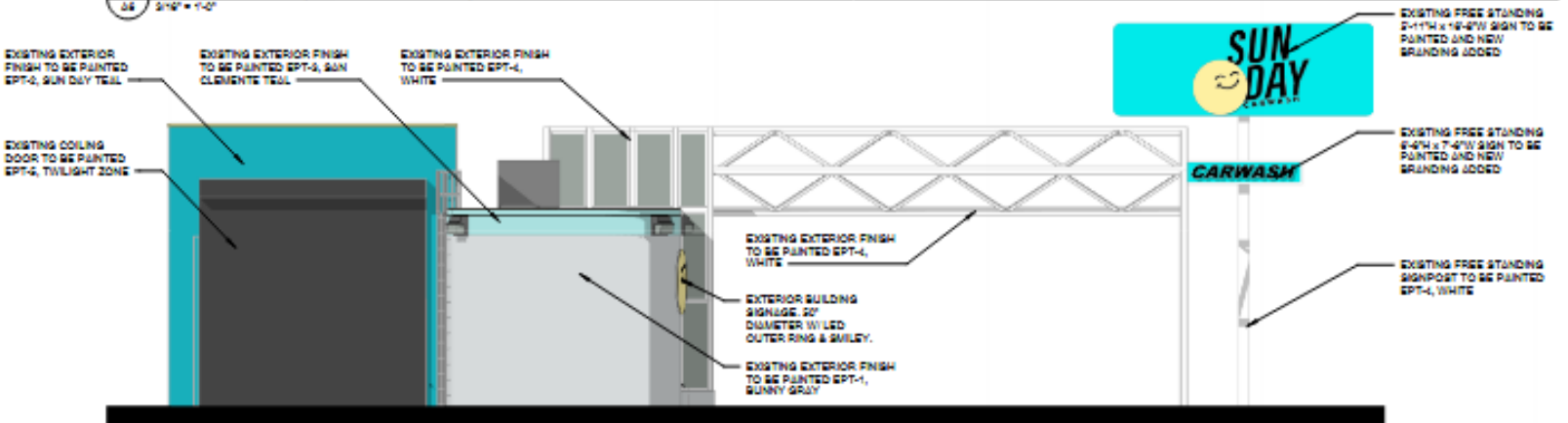
**I. Existing Site Plan:**



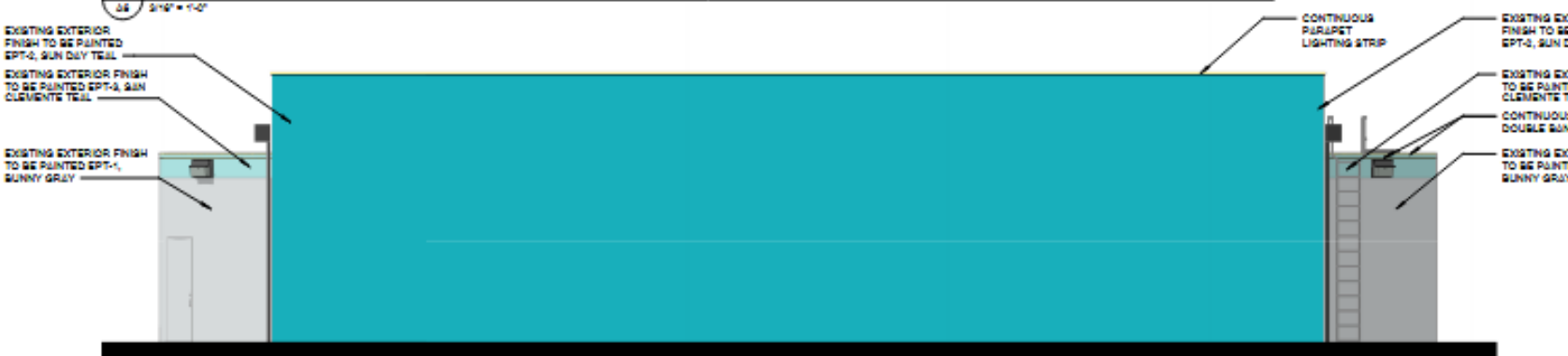
## II. Renderings of proposed

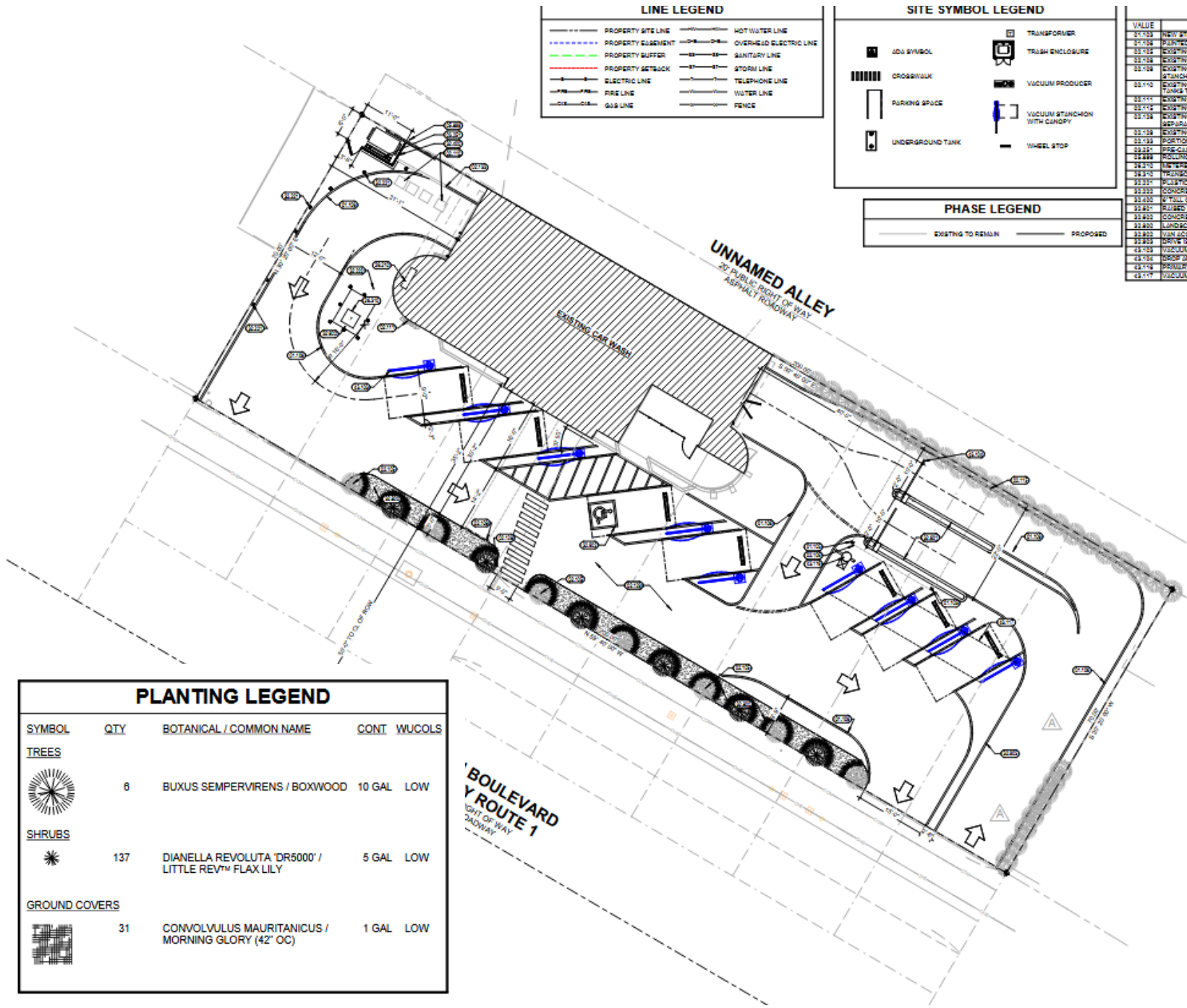


**4** ELEVATION - SOUTH (FACE 8 LINCOLN BLVD)  
3/4" = 1'-0"



**2** ELEVATION - WEST  
3/4" = 1'-0"





**LINE LEGEND**

--- PROPERTY SITE LINE	--- HOT WATER LINE
--- PROPERTY EASEMENT	--- OVERHEAD ELECTRIC LINE
--- PROPERTY BUFFER	--- SANITARY LINE
--- PROPERTY SETBACK	--- STORM LINE
--- ELECTRIC LINE	--- TELEPHONE LINE
--- FIRE LINE	--- WATER LINE
--- GAS LINE	--- FENCE

**SITE SYMBOL LEGEND**

ADA SYMBOL	TRANSFORMER
CROSSWALK	TRASH ENCLOSURE
PARKING SPACE	VACUUM PRODUCER
UNDERGROUND TANK	VACUUM STATION WITH CANOPY
	WHEEL STOP

**PHASE LEGEND**

EXISTING TO REMAIN	PROPOSED
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VALUE	NEW	EXISTING
01.703	NEW	EXISTING
01.704	NEW	EXISTING
01.705	NEW	EXISTING
01.706	NEW	EXISTING
01.707	NEW	EXISTING
01.708	NEW	EXISTING
01.709	NEW	EXISTING
01.710	NEW	EXISTING
01.711	NEW	EXISTING
01.712	NEW	EXISTING
01.713	NEW	EXISTING
01.714	NEW	EXISTING
01.715	NEW	EXISTING
01.716	NEW	EXISTING
01.717	NEW	EXISTING
01.718	NEW	EXISTING
01.719	NEW	EXISTING
01.720	NEW	EXISTING
01.721	NEW	EXISTING
01.722	NEW	EXISTING
01.723	NEW	EXISTING
01.724	NEW	EXISTING
01.725	NEW	EXISTING
01.726	NEW	EXISTING
01.727	NEW	EXISTING
01.728	NEW	EXISTING
01.729	NEW	EXISTING
01.730	NEW	EXISTING
01.731	NEW	EXISTING
01.732	NEW	EXISTING
01.733	NEW	EXISTING
01.734	NEW	EXISTING
01.735	NEW	EXISTING
01.736	NEW	EXISTING
01.737	NEW	EXISTING
01.738	NEW	EXISTING
01.739	NEW	EXISTING
01.740	NEW	EXISTING
01.741	NEW	EXISTING
01.742	NEW	EXISTING
01.743	NEW	EXISTING
01.744	NEW	EXISTING
01.745	NEW	EXISTING
01.746	NEW	EXISTING
01.747	NEW	EXISTING
01.748	NEW	EXISTING
01.749	NEW	EXISTING
01.750	NEW	EXISTING

**PLANTING LEGEND**

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
<b>TREES</b>				
	6	BUXUS SEMPERVIRENS / BOXWOOD	10 GAL	LOW
<b>SHRUBS</b>				
	137	DIANELLA REVOLUTA 'DR5000' / LITTLE REV™ FLAX LILY	5 GAL	LOW
<b>GROUND COVERS</b>				
	31	CONVOLVULUS MAURITANICUS / MORNING GLORY (42' OC)	1 GAL	LOW

**LANDSCAPE AREA CALCULATION**

EXISTING SITE SQUARE FOOTAGE:	14,000 SF
EXISTING BUILDING SQUARE FOOTAGE:	2,500 SF
EXISTING SITE CALCULATION AREA:	11,500 SF
MINIMUM REQUIRED SITE LANDSCAPE AREA:	805 SF (7%)
EXISTING LANDSCAPE AREA TO REMAIN (REFURBISHED):	980 SF (8.5%)

NOTE: ALL LANDSCAPE AREAS SHOWN ARE EXISTING PERMITTED LANDSCAPE AREAS TO BE REFURBISHED AND/OR MAINTAINED IN THEIR CURRENT STATE