



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE
PO Box 550, Venice, CA 90294 | www.VeniceNC.org
Email: Chair-LUPC@VeniceNC.org



Land Use & Planning Committee (LUPC) STAFF REPORT

May 19, 2026

City Case No:	DIR-2026-1067-CDP-SPPC-ADJ-MEL- HCA
CEQA Case:	ENV-2026-1068-CE
Related City Case No(s):	none
Address of Project:	3802 1-4 Ocean Front Walk, Elizabeth Farwell & Peter Griffiths
Applicant/Property Owner:	3802 Ocean Front Walk, LLC
Applicant's Representative:	Henry Ramirez, Architect
Standard of Review:	Coastal Act, with certified Land Use Plan (LUP) as guidance (for CDPs) Venice Community Plan and other applicable State laws: Mello Act (MEL), Housing Crisis Act (HCA)
Coastal Zone:	Dual Permit Jurisdiction
City Hearing:	To be determined
Email for City Planner:	Luis.C.Lopez@lacity.org
LUPC Staff assigned:	Mehrnoosh Mojallali

I. Detailed Project Description:

Demo of existing duplex with two guestrooms to construct a new 3-story duplex with 1 guest room (may convert one or both guest rooms to ADU or JADU, pending Coastal Commission determination for state CDP), roof deck, pool & attached garage, with 6 parking spaces – 4 on site plus 2 via existing Revocable Permit on Galleon, and ADJ for 4' side yards.

Lot area is 3,800.10 SF. Total SF = 6,157.50. FAR = 1.62. Proposed height is 35'- fronts Ocean Front Walk, not the walk street, with roof deck / open railings. Requesting adjustment (ADJ) of side yard to 4'. Site is located within 500 feet of a sensitive use.

II. Motion:

The Venice Neighbor Council recommends approval of the project at 3802 Ocean Front Walk, conditioned on using native plants for landscaping in the 5' front setback.

Moved by Mehrnoosh Mojallali, Seconded by Sarah Wauters Vote: 5-0-3 (1 absent)

III. Pros & Cons of Project:

Positive aspects of project:

The proposed project will have a height of 35' - it is compatible with surrounding existing structures that are 3 to 4 levels and contributes to the existing residential setting and height of existing structures on Ocean Front Walk and the surrounding area.

Negative aspects of project: N/A

IV. Neighborhood Outreach/Summary of Community Input:

The applicant will comply with all required notification procedures, including a 300 sq feet radius.

Summary of Community Input

Concerns expressed by Neighbors:

None - to be determined

Suggestions from Neighbors:

None - to be determined

V. Findings re. Entitlements:

For your use in determining the entitlements, here is the link to the City Planning Prefix (approving entity) and Suffix (entitlements) Report where you can look up the City Case No. coding abbreviations:

<https://planning.lacity.gov/resources/prefix-suffix-report>

A. Coastal Development Permit (CDP) – Coastal Act & certified Land Use Plan (LUP) are standard of review

1. Parking/Coastal Access – Assembly Bill 2097 must also be considered in the standard of review

Coastal Act Section 30252 states: *The location and amount of new development should maintain and enhance public access to the coast by:*

1. *facilitating the provision or extension of transit service*
2. *providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads*
3. *providing non-automobile circulation within the development*
4. *providing adequate parking facilities or providing substitute means of serving the development with public transportation*

Insert applicable LUP policies from Policy Group II Shoreline Access of the LUP and analyze compliance:

Adequate, meets requirements.

2. Scenic and Visual Qualities

Coastal Act Section 30251 Scenic and visual qualities states: *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.*

The project conforms with Scenic and Visual Qualities because it is an attractive construction that contributes to the scenic and visual character of the neighborhood and the existing site adjacent to water and sand.

3. Cumulative Effect

Coastal Act section 30250 (a) states: *New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.*

4. Protection of Special Coastal Communities

Coastal Act section 30253(e) states: *New development shall do all of the following... (e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.*

LUP Policy Preservation of Venice as a Special Coastal Community states:

Policy I. E. 1. General. Venice's unique social and architectural diversity should be protected as a Special Coastal Community pursuant to Chapter 3 of the California Coastal Act of 1976.

Policy I. E. 2. Scale. New development within the Venice Coastal Zone shall respect the scale and character of community development. Buildings which are of a scale compatible with the community (with respect to bulk, height, buffer and setback) shall be encouraged. All new development and renovations should respect the scale, massing, and landscape of existing residential neighborhoods. Lot consolidations shall be restricted to protect the scale of existing neighborhoods. Roof access structures shall be limited to the minimum size necessary to reduce visual impacts while providing access for fire safety. In visually sensitive areas, roof access structures shall be set back from public recreation areas, public walkways, and all water areas so that the roof access structure does not result in a visible increase in bulk or height of the roof line as seen from a public recreation area, public walkway, or water area. No roof access structure shall exceed the height limit by more than ten (10') feet. Roof deck enclosures (e.g. railings and parapet walls) shall not exceed the height limit by more than 42 inches and shall be constructed of railings or transparent materials. Notwithstanding other policies of this LUP, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five feet.

Policy I. E. 3. Architecture. Varied styles of architecture are encouraged with building facades which incorporate varied planes and textures while maintaining the neighborhood scale and massing.

The proposed 2-unit 3 story is conceived as an essay in existing continuity and similar to the adjoining properties. The new structure is clad with smooth stucco and matches existing structures' aesthetic. There are many glass windows and a roof top deck to enjoy the neighborhood environment.

B. Density Bonus Act (DB)(not applicable)

C. Conditional Use (CU) cite LAMC CU Section (not applicable)

D. Mello Act (MEL): Housing Department Mello Determination of Affordable Units is not yet received but a duplex is never required to replace affordable units. In addition, per the LA Housing Dept. guest rooms are not required to be replaced under either Mello or HCA/RPO unless they are part of a residential hotel (which this is not).

E. Housing Crisis Act (HCA) if applicable: Existing units are RSO.

☰	3802 1-4 S OCEAN FRONT WALK	▼
▶ Seismic Hazards		
▶ Economic Development Areas		
▼ Housing		
Direct all Inquiries to: Los Angeles Housing Department		
Telephone: (866) 557-7368		
Website: housing.lacity.gov		
Rent Stabilization Ordinance (RSO): Yes [APN: 4225009019]		
Ellis Act Property: No		

F. Priority Housing Program (PHP): N/A

**G. Add any other applicable entitlements here, such as SPPE (Specific Plan Project Exception), ADJ, ZAA (Zoning Administrator Adjustment), etc :
N/A**

LAMC Section 13B.5.2. (Adjustment) of Chapter 1A authorizes the Director of Planning to approve requests for certain adjustment and modifications from the design, development, or performance standards established by the relevant Sections of Chapter 1A of the LAMC. This process is only eligible for those standards or rules which expressly allow for an Adjustments in the subsection titled "Relief", and only up to thresholds specified in that subsection.

1. While site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms to the intent of those regulations.

The general purpose and intent of the zoning regulations is to provide space and compatibility between properties and ultimately to create cohesive neighborhoods and community space, while preserving fire/life safety. Such regulations, however, are written on a citywide basis and cannot take into account individual unique characteristics of a specific property or consider dynamic changes in the economy, neighborhood characteristics, housing preference, and/or the use of land. In this case, the subject property is located within the Marina Peninsula subarea of the Venice Coastal Zone, an area characterized by narrow beachfront lots and closely spaced residential development. The lot width and configuration substantially limit the practical building envelope when full side yard setbacks are strictly applied. Also, there are numerous surrounding properties developed with non-conforming side yards similar to the proposed project. This highlights the fact that the adjustment is modest in scope and does not undermine the regulatory objectives of the zoning code or the Specific Plan. As such, the denial of the request would unfairly prevent the applicant from enjoying

reasonable use of the property in a manner similar to nearby property owners.

2. In light of the project as a whole, including any mitigation measures imposed, the project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The project is consistent with the existing pattern of development along Ocean Front Walk. The four-foot side yard setback will provide spatial separation between structures and does not eliminate the side yard condition. Granting the request will not adversely impact the neighbors or the image of the community. Most of the residential structures situated along the Ocean Front Walk Corridor are constructed with two and three stories over basement level garages, and most of them observe similar side yard setbacks. Numerous properties located on Ocean Front Walk have been granted Zoning Adjustments for side yard deviations because of the physical constraints of the lots.

3. The project is in substantial conformance with the purpose, intent, and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The project remains consistent with the residential land use designation and development framework governing the site. The Venice Coastal Zone Specific Plan and certified Land Use Plan anticipate compact residential development within the Marina Peninsula subarea due to the narrow lot pattern characteristic of beachfront parcels. The requested four-foot side yard setback does not conflict with the broader objectives of the General Plan, Specific Plan, or certified Land Use Plan, including maintaining neighborhood character, ensuring compatible scale and massing, and allowing reasonable residential use of private property. The project does not alter land use, density, or the fundamental development standards intended to guide the area. Accordingly, the project, as adjusted, is in substantial conformance with the purpose, intent, and provisions of the General Plan, the applicable Community Plan, and the Venice Coastal Zone Specific Plan and the certified Land Use Plan.

Existing structures (Garage + existing house)



Neighbors Structures

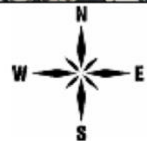


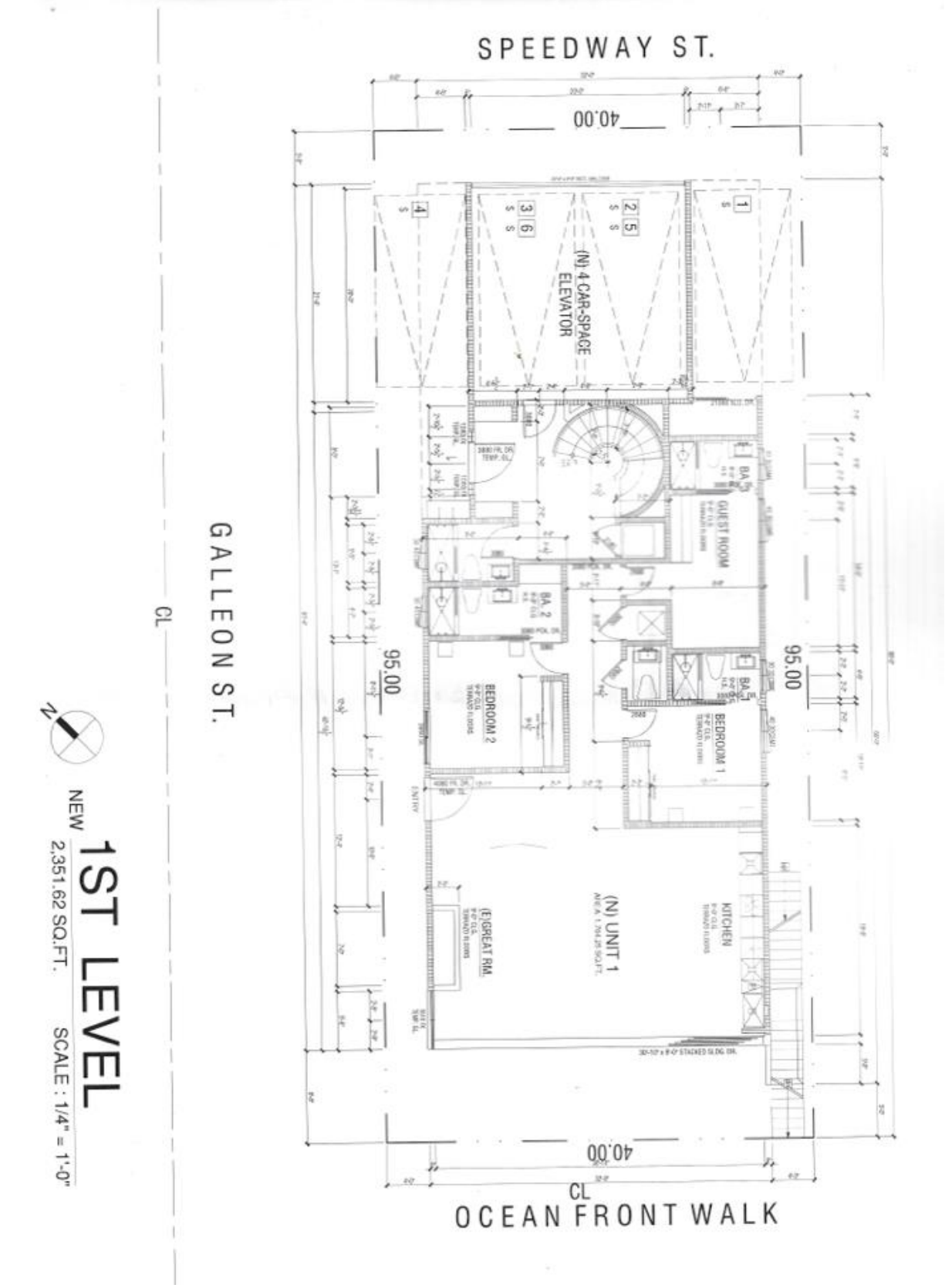


Address: 3802 1-4 S OCEAN FRONT
WALK
APN: 4225009019
PIN #: 102A147 14

Tract: OCEAN STRAND TRACT
Block: E
Lot: 1
Arb: None

Zoning: R3-1
General Plan: Medium Residential





NEW 2ND LEVEL

CL

GALLEON ST.

