



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

August 27, 2026

City Case No: DIR-2026-3952-ADJ

CEQA Case No: ENV-2026-3953-EAF

Related City Case No(s): ADM-2026-3954-VSO

Address of Project: 70 ½ Venice Boulevard

Applicant/Property Owner: Ann Everest

Applicant's Representative: Chris Parker & Sarah Goldman, Pacific Crest Consultant

Standard of Review: LAMC

Coastal Zone: both Single/Dual permit jurisdiction per ZIMAS

City Hearing: N/A

Email for City Planner: connie.chauv@lacity.org

LUPC Staff assigned: Nicole Meyer

I. Detailed Project Description:

The subject property is a 2,713-square-foot lot developed with an existing two-story mixed-use building with ground-floor commercial space and one second-floor residential unit. The applicant states that the building was constructed in 1940 and contains approximately 2,232 square feet of floor area. The existing use of the property is proposed to remain unchanged.

The applicant requests a Zoning Administrator Adjustment pursuant to LAMC §12.28 to allow an increase in the height and depth of an existing exterior wall located within the west side yard setback.

The existing building was constructed in 1940 with a zero-foot side yard setback along much of the western property line. At the southwest corner of the building, an existing second-floor balcony is located next to the point where the LADWP electrical service connects to the building. According to the applicant, LADWP determined that the existing electrical service did not provide enough clearance from the second-floor balcony. The electrical line was therefore relocated toward the corner of the building; however, LADWP clearance requirements also prevent the line from being suspended over an area where a person could stand on the balcony.

To provide the required separation, the existing wall adjacent to the balcony was raised and extended. The resulting wall is approximately 16' 10" inches in height and extends 36 inches

beyond the edge of the balcony. According to the applicant's findings, relative to the previously permitted wall condition, the work represents approximately a 2-foot increase in wall height and a 1'1" inch increase in wall depth.

The wall modification was constructed prior to obtaining the required zoning approval. The Department of Building and Safety then issued **Order to Comply No. 35125887** for the change in length and height of the exterior wall without a permit. The present application seeks retroactive approval of the wall modification so that the work may be permitted while maintaining the LADWP-required electrical clearance.

No demolition, additional residential units, change of use, change in parking, or increase in building floor area is proposed.

II. Motion:

The Venice Neighborhood Council recommends approval of the requested Zoning Administrator Adjustment pursuant to LAMC §12.28 to permit the existing increase in height and depth of the western exterior wall at 70½ E. North Venice Boulevard, as proposed, subject to all applicable City and LADWP requirements.'

Moved: Mark Mack

Seconded: David Turnbull

Vote: 8-0-0 (1 absent)

III. Pros & Cons of Project:

Positive aspects of project:

- The requested adjustment is limited in scope and does not involve an increase in residential density, commercial floor area, building occupancy, parking demand, or a change of use.
- The wall modification was undertaken to address an identified LADWP electrical-clearance condition adjacent to the existing second-floor balcony.
- The requested exception primarily responds to an existing development condition: the 1940 building was constructed with a zero-foot side yard setback, and the wall in question is located within that existing nonconforming setback.
- The project does not alter the overall footprint or general operation of the existing mixed-use building.
- The requested adjustment would allow the applicant to resolve an outstanding Order to Comply and obtain permits for work that is already in place

Negative aspects of project:

- The wall modification was constructed without first obtaining the required zoning approval and is therefore being reviewed retroactively.
- The project increases the height and depth of a wall located directly within an existing zero-foot side yard condition

IV. Findings re. Entitlements:

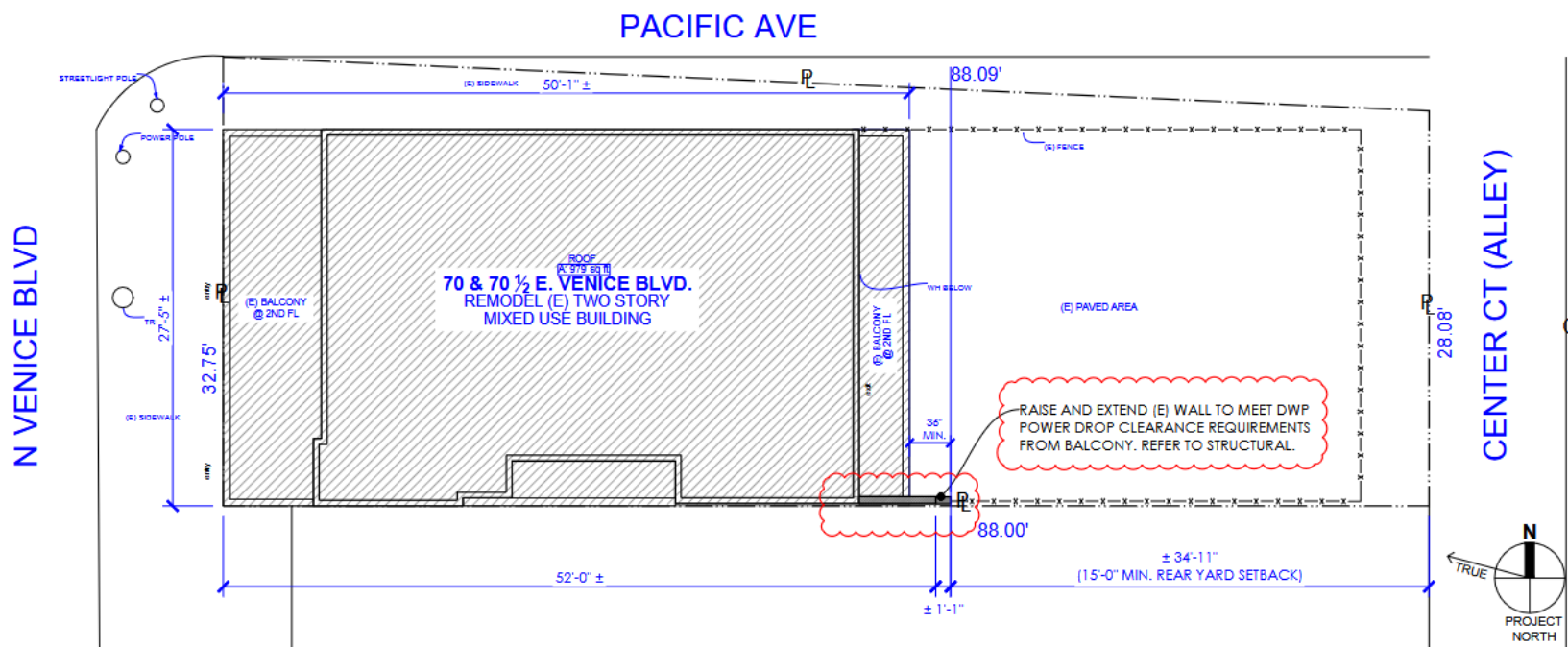
- A. **Coastal Development Permit (CDP)—Coastal Act & certified Land Use Plan (LUP) are standard of review:** not applicable. No CDP is requested as part of this application. The applicant states that the wall modification is located within Single Permit Jurisdiction and will be processed separately as a Coastal Exemption (CEX).
- B. **Density Bonus Act (DB)(if applicable):** not applicable
- C. **Conditional Use (CU) cite LAMC CU Section:** not applicable
- D. **Mello Act (MEL)(if applicable):** Not applicable. The project does not propose demolition, conversion, or addition of residential units
- 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.**

Zoning Administrator Adjustment (ZAA) requested. Pursuant to LAMC §12.28, the applicant requests an adjustment to allow the existing exterior wall to remain at a 0-foot side yard, rather than the approximately 3'-3¼" side yard otherwise required for the 32.75-foot-wide lot, and to permit the wall's increased height and length. The building was constructed in 1940 with the existing zero-foot side-yard condition, which the applicant states is consistent with other older development on the block. According to the applicant, the wall was subsequently raised approximately 2 feet and extended approximately 1'-1" in order to provide required clearance between the LADWP power line and the existing second-floor balcony; the applicant characterizes the work as necessary for safety. The modification was completed without prior zoning approval and is now subject to Order to Comply No. 35125887. No additional floor area, units, parking, or change of use is proposed. A Coastal Exemption and Venice Sign-Off are expected to be processed separately for the wall modification.

Photos of existing:

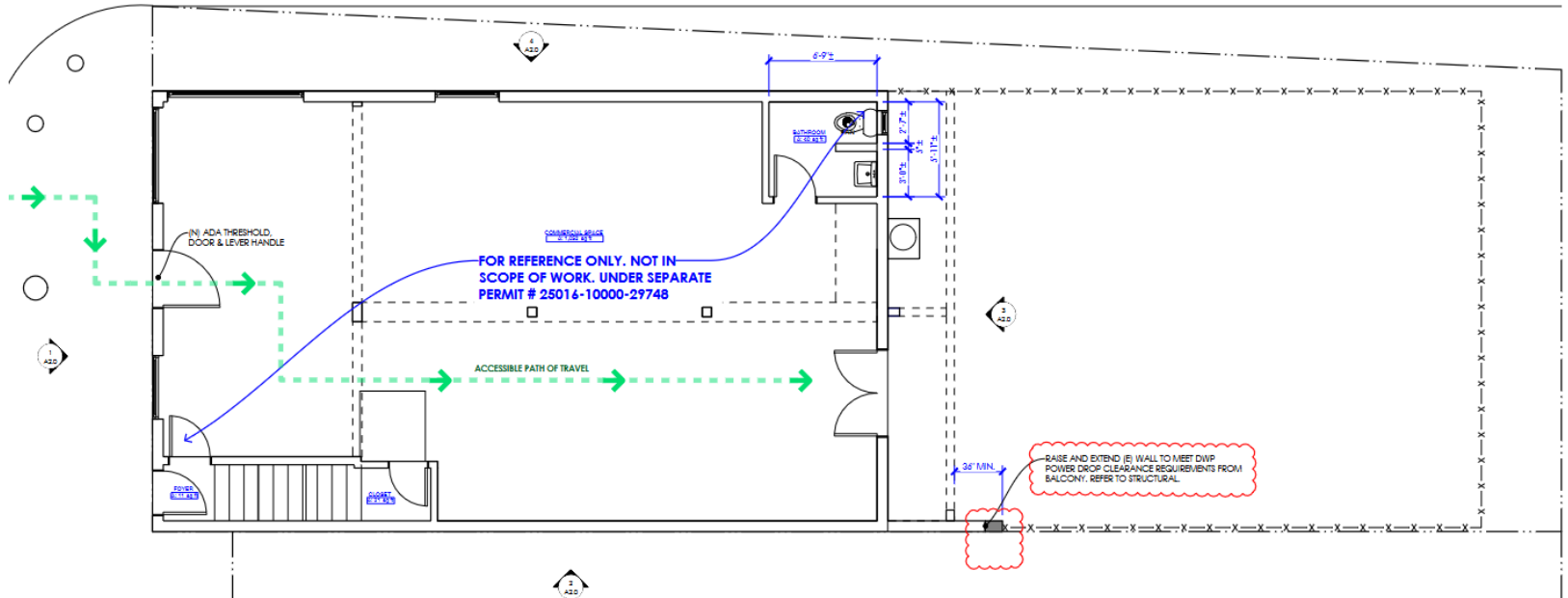


Site Plan:

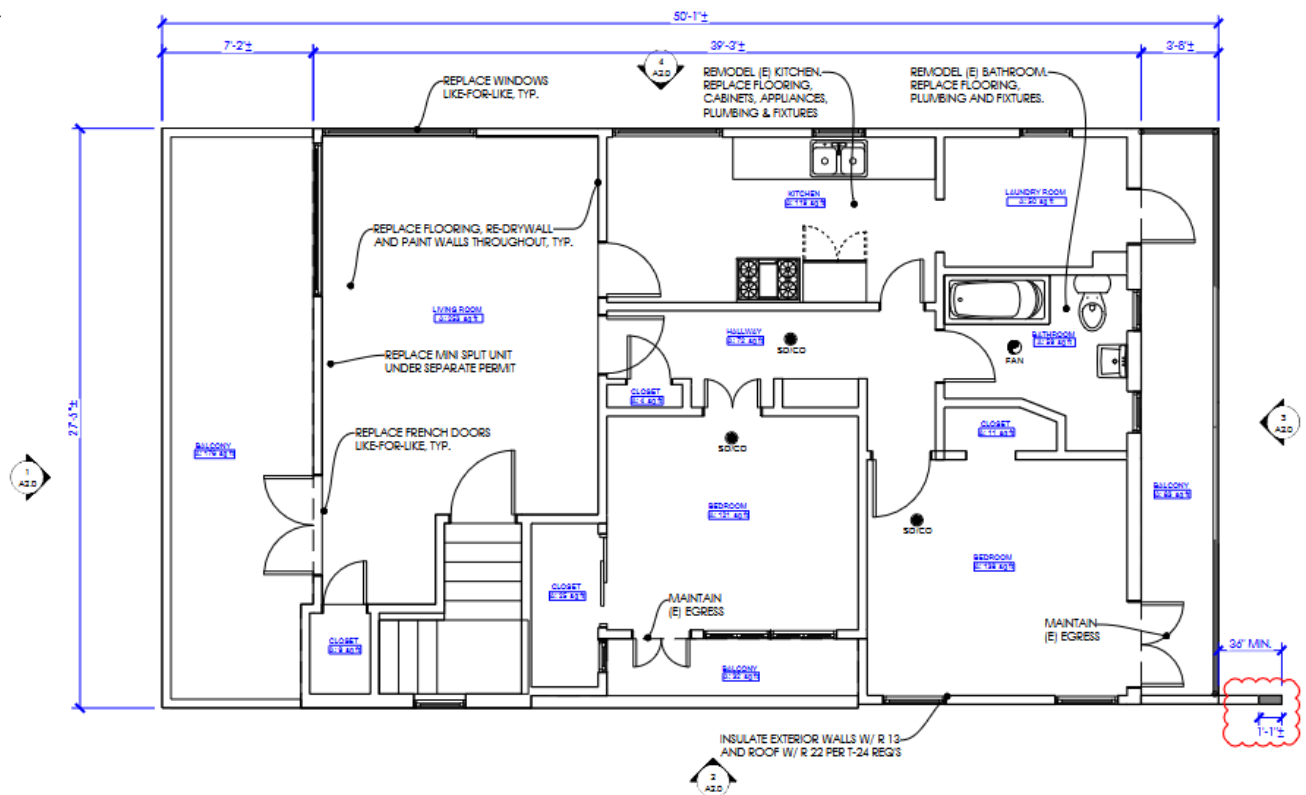


PLOT / SITE PLAN
Scale: 1/8" = 1'-0"

III. Floor Plans:



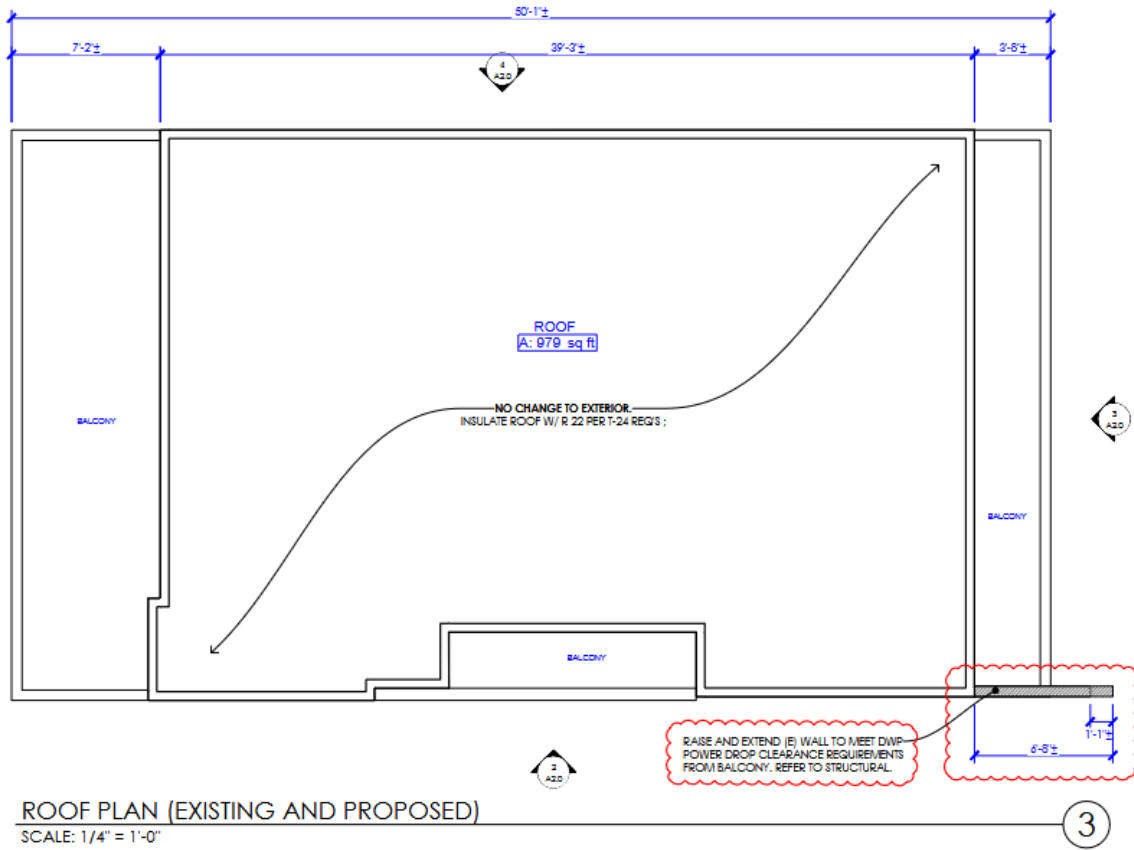
FIRST
SCALE:



SECOND FLOOR PLAN (EXISTING AND PROPOSED)

SCALE: 1/4" = 1'-0"

2



IV. Elevations:

