



# Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE  
PO Box 550, Venice, CA 90294 [www.VeniceNC.org](http://www.VeniceNC.org)  
Email: Chair-[LUPC@VeniceNC.org](mailto:LUPC@VeniceNC.org)



## STAFF REPORT [DRAFT]

**Report Date:**  
**Staff:** Mehrnoosh Mojallali  
**LUPC Date:**  
**VNC Date:**

### OVERVIEW

**Address:** 644-650 E Sunset Ave. Venice

**Applicant:** Michael J. Ullman, Trustee of the Worley Revocable Living Trust UDT 2016

**Representative:** Tony Russo

**Case No.:** ZA-2021-7229-F

**Supporting Documents:** [\[Link to Supporting Documents\]](#)

**Project Description:** Variance and adjustment for fence height. Use and maintenance of 8'-metal fence and 1' to 4' existing concrete planters at front yard in place of 3'-6" as per zoning requirements. retain 16'-0" Ficus hedge at side yard plus 8' stained wood fence at side yard.

### **Requested Entitlement(s):**

**Venice Sub-Area:** Oakwood Venice Subarea

**Zoning:** RD1.5-1

**Existing SF:** 9604.4 lot area

**Proposed SF:** N/A

**Proposed Parking:** N/A

**Number of Units:** N/A

**Mello Act Compliance:** N/A

### COMPLIANCE WITH SPECIFIC PLAN

**Setbacks:** N/A

**Height:**

Case No.:  
Address:  
Report Date:  
LUPC Staff:

**Parking:** N/A  
**ZAA/Waiver:** N/A  
**Mass, Character,  
and Scale** N/A

### **COMMUNITY OUTREACH**

**Date:** Sept. 29/2021  
**Notification  
Radius:** Adjoining Neighbors  
**Summary of  
Feedback:** Ficus height concerns – to be lowered and notify the adjoining neighbor to the east with no debris and remain clean.

### **LUPC HEARING SUMMARY**

**Public Comment:**  
**Board Comment:**  
**Recommended  
Motion:** 3D rendering of fence to be presented @ LUPC meeting for review.