



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 | www.VeniceNC.org

Email: LUPC@VeniceNC.org



LUPC STAFF REPORT

PROJECT INFORMATION	
Date:	3/7/2024 <input checked="" type="checkbox"/> Draft Report <input type="checkbox"/> Final Report
Case Number:	Click here to enter text.
Address:	621 California Ave
Link to Planning Case:	https://planning.lacity.gov/pdiscaseinfo/caseid/MjU2NTI20
Subarea: (check one)	<input type="checkbox"/> Ballona Lagoon West Bank <input checked="" type="checkbox"/> Oakwood-Milwood-Southeast Venice
	<input type="checkbox"/> Ballona Lagoon (Grand Canal) East Bank <input type="checkbox"/> Venice Canals
	<input type="checkbox"/> Silver Strand <input type="checkbox"/> North Venice
	<input type="checkbox"/> Marina Peninsula <input type="checkbox"/> Oxford Triangle
Project Type: (check all that apply)	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial
	<input type="checkbox"/> Walk Street <input type="checkbox"/> Zoning Variance or Waiver
	<input type="checkbox"/> Zoning Admin. Adjustment <input type="checkbox"/> Specific Plan Exemption
	<input type="checkbox"/> Other: Click here to enter text.
LUPC Staff:	Mark Mack
Project Description:	WALL HEDGE VARIANCE FOR EXISTING 6'-6" TALL FENCE AND 8' TALL HEDGE IN FRONT YARD.
Staff Summary:	<p>The current front Fence and Entry Gate height exceeds the current front yard requirements of 3'6" in this R Zone. In front of the fence in a planter is a hedge with a height of approximately 8 feet. The property is about 16-20" above the sidewalk. The accumulated height of the fence therefore about 7'6" with the hedge height close to 9'6".</p> <p>The one story home behind the fence has a 3 story building to the west and a One story building to the east as neighbors. The fence is only visible in the gate area where steps leading to the level of the property. The Gate is a framed frosted glass gate with two side lites, the fence seems to be solid wood, not very visible behind the hedge.</p> <p>The fence and gate has been in existence for many years.</p> <p>The applicant seeks a variance for the exceeding height, to legalize the current condition stating security concerns. No written approvals or concerns by neighbors are currently on file.</p> <p>According to zoning regulation, see below, written approval by abutting owners and across the street are required for this application.</p>
LUPC HEARING SUMMARY	
Public Comment:	
Motion:	
Maker / 2nd:	Click here to enter text. / Click here to enter text.
Vote:	Yea: ____ / Nay: ____ / Abstain: ____ / Recuse: ____ / Ineligible: