



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:	February 2, 2023 <input type="checkbox"/> Draft Report <input checked="" type="checkbox"/> Final Report	
Case Number:	ZA-2021-2488-ZV	
Address:	2524 S. Pacific	
Link to Planning Case:	https://planning.lacity.org/pdiscaseinfo/caseid/MjQ1NzMz0	
Links:	Plans: https://www.venicenc.org/assets/documents/5/meeting63d84cca800e7.pdf	
Subarea: (check one)	<input type="checkbox"/> Ballona Lagoon West Bank	<input 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 checked="" type="checkbox"/> North Venice
	<input type="checkbox"/> Marina Peninsula	<input type="checkbox"/> Oxford Triangle
Project Type: (check all that apply)	<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Commercial
	<input type="checkbox"/> Walk Street	<input checked="" type="checkbox"/> Zoning Variance or Waiver
	<input type="checkbox"/> Zoning Admin. Adjustment	<input type="checkbox"/> Specific Plan Exemption
	<input type="checkbox"/> De Minimus	<input type="checkbox"/> Other:
LUPC Staff:	Michael Jensen	
Project Description:	REQUEST TO RENEW THE EXISTING COASTAL DEVELOPMENT PERMIT AND ZONE VARIANCE ENTITLEMENTS UNDER ZA-2012-2188-ZV (staff note: case number incorrectly includes 'CDP' designation)	
Requested Entitlement:	Renewal of Zoning Variance for 2014 variance for market/deli with beer and wine sales for offsite consumption	
Project Plans:	https://www.venicenc.org/assets/documents/5/meeting63d84cca800e7.pdf	
COMMUNITY OUTREACH		
Date:	No community outreach meeting held, but Applicant's representative report that he engaged neighborhoods directly behind Project to ensure operations do not disturb their use of second floor deck.	
Notification Radius:		
Summary of Feedback:		
LUPC HEARING SUMMARY		
Public Comment:	Majority of speakers in support of project. No opposition registered.	
Motion:	Approve project as presented with the following findings: 1. That the strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.	

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	<p>2. That there are special circumstances applicable to the subject property such as size, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.</p> <p>3. That the variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.</p> <p>4. That the granting of such variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located.</p> <p>5. That the granting of such variance will not adversely affect any element of the General Plan.</p> <p>Maker / 2nd: Barry / Corinne Vote: 8-0-0-0</p>
Maker / 2nd:	Barry / Corinne
Vote:	Yea: 8 / Nay: 0 / Abstain: 0 / Recuse: 0 / Ineligible: 0

FINDINGS

SECTION 8.A. EXEMPTION TO SPECIFIC PLAN PROJECT COMPLIANCE PERMIT (ALL PROJECTS)	
The Project qualifies for an Administrative Clearance/Specific Plan Project Compliance is not required (pursuant to Section 8 of the Venice Specific Plan) for at least one of the reasons below.	Staff Comment
<p>8.A.1. Dual Jurisdiction Area</p> <p><input type="checkbox"/> Any improvement to an existing single or multiple-family dwelling unit that is <u>not</u> located on a Walk Street</p>	
<p>8.A.2. Single Jurisdiction Area</p> <p><input type="checkbox"/> Any improvement to an existing single or multiple-family dwelling unit that is not located on a Walk Street;</p> <p><input type="checkbox"/> New construction of one single family dwelling unit, and not more than two condominium units, <u>not</u> located on a Walk Street;</p> <p><input type="checkbox"/> New construction of ≤4 dwelling units, <u>not</u> located on a Walk Street;</p> <p><input type="checkbox"/> Demolition of ≤4 dwelling units.</p>	
<p>8.A.3. Commercial/Industrial Projects</p> <p><input checked="" type="checkbox"/> Any improvement to an existing commercial or industrial structure of any Venice Coastal Development Project that increases the total occupant load, required parking or customer area by less than 10%.</p>	
<p>8.A.4. Coastal Commission Categorical Exclusion</p> <p><input type="checkbox"/> Any Venice Coastal Development Project that has been Categorical Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.</p>	

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SECTION 9.A.2 - DEVELOPMENT STANDARDS (ALL PROJECTS)		
The Project complies with the Development Standards of Section 9.A.2 of the Venice Coastal Zone Specific Plan – see requirements below.		
Regulation	Staff Comments	Complies
a. Access to subterranean parking shall be from an alley, where an alley exists, and all subterranean parking shall be fully below natural grade and shall not be visible from the street.	Permitted non-conforming use	See Note
b. Buildings shall be designed with visual breaks or Architectural Features, including balconies or terraces, with a change of material or a break in the plane for every 20 feet in horizontal length and every 15 vertical feet. Residential buildings shall provide habitable space on the Ground Floor, a ground level entrance, and landscaping and windows fronting the street.	Permitted non-conforming use	See Note
c. In the RD and R3 multiple-family zones, construction on the single building site may combine the density of the previously established lots.		N/A
d. For residential Venice Coastal Development Projects, front porches, bays and balconies shall be provided to maximize architectural variety.		N/A
e. In the Oakwood and Marina Peninsula neighborhoods, if the building footprint of a structure extends across all three consolidated lots, the structure shall be designed to appear to be two or more distinct buildings. The structure may be joined in the rear. All development standards in Subsections 2 a through 2 d shall also apply.		N/A

LUPC STAFF REPORT FINDINGS (CONT'D)

DEVELOPMENT STANDARDS (NORTH VENICE)		
Regulation	Proposed Project	Complies
9.C. Roof Access Structure Height/Size <ul style="list-style-type: none"> 10 ft. maximum above flat roof (40 ft.); Area ≤ 100 SF 		N/A
10.F.1. Land Use Limitation. <ul style="list-style-type: none"> For lots designated Neighborhood Commercial in the Coastal Land Use Plan, located between Pacific Avenue and Main Street, and between Westminster Avenue and Market Street, drivethrough uses shall be prohibited. 		N/A
10.F.2. Density.		
a. Residential Zone. A maximum of two dwelling units per lot shall be permitted for all Venice Coastal Development Projects on multiple-family residentially-zoned lots. However, the lot area per dwelling unit shall not be less than 1,500 square feet on RD1.5 zoned lots and 1,200 square feet on R3 zoned lots; except that Venice Coastal Development Projects on lots greater than 4,000 square feet are permitted one unit for each 1,500 square feet on RD1.5 zoned lots or one unit for each 1,200 square feet on R3 zoned lots, provided that all units beyond the first two are Replacement Affordable Units.		N/A
b. Commercial Zones. No residential Venice Coastal Development Project on a commercially-zoned lot shall exceed the density permitted in the R3 Zone.	Permitted non-conforming use	See Note
10.F.3. Height.		
a. Venice Coastal Development Projects with a Flat Roof shall not exceed a maximum height of 30 feet; or 35 feet for Venice Coastal Development Projects with Varied Rooflines, provided that any portion of the roof that exceeds 30 feet is set back from the required front yard at least one foot in depth for every foot in height above 30 feet.		N/A
b. Walk Streets. Notwithstanding Paragraph a above, Venice Coastal Development Projects fronting on Walk Streets shall not exceed a maximum height of 28 feet.		N/A
10.F.4. Setback.		
a. The front yard setback for all residential Venice Coastal Development Projects shall be consistent with LAMC requirements, but shall not be less than five feet. Ground level patios, decks, landscaping and railings, wall and fences that do not exceed six feet in height may encroach into this setback, provided they observe a setback of one foot.	Permitted non-conforming use	See Note
b. Commercial Venice Coastal Development Projects along Ocean Front Walk may set their front yard at the building line.		N/A
10.F.5. Access.		
a. Driveways and vehicular access to Venice Coastal Development Projects shall be provided from alleys, unless the Department of Transportation determines that it is not Feasible.		Yes
b. Vehicular access to Venice Coastal Development Projects located adjacent to Pacific Avenue shall be provided from		Yes

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DEVELOPMENT STANDARDS (NORTH VENICE)		
Regulation	Proposed Project	Complies
streets other than Pacific Avenue, unless the Department of Transportation determines that it is not Feasible.		
c. Vehicular access to Venice Coastal Development Projects located adjacent to Walk Streets shall be provided from streets or alleys other than Walk Streets.		N/A
13. Required Parking <ul style="list-style-type: none"> • SFD w/ lot width <40ft. or <35ft. adjacent to alley => 2 spaces • SFD w/ lot width >40ft. or >35ft. adjacent to alley => 3 spaces (2 covered, 1 uncovered) • Artist in residence => 2 spaces for each unit • Multiunit w/ lot width <40ft. or <35ft. adjacent to alley => 2 spaces for each unit • Multiunit w/ lot width >40ft. or >35ft. adjacent to alley => 2 spaces per unit + 0.25 guest spaces per unit (or BIZ in lieu fee) • For commercial projects, see Parking Table in Section 13 	Permitted non-conforming use	See Note

DEVELOPMENT STANDARDS (COMMERCIAL PROJECTS)		
Regulation	Proposed Project	Complies
<p>11.B.1. Ground Floor Commercial Development. The following regulations shall apply to all commercial Venice Coastal Development Projects, which are new buildings or additions, except that commercial lots along Lincoln Boulevard, Washington Boulevard east of Oxford Avenue and in the Oxford Triangle Subarea are exempt from the following requirements:</p>		
<p>a. The Venice Coastal Development Project shall include a Street Wall, which shall extend for at least 65 percent of the length of the Building Frontage, and shall be located at the lot line or within five feet of the lot line, except that commercial buildings located on Ocean Front Walk shall have the Street Wall set zero feet from the building line. If the Street Wall is adjacent to a sidewalk cafe, public plaza, retail courtyard, arcade, or landscaped area, the Street Wall may be set back a maximum of 15 feet along the portion of the Venice Coastal Development Project that consists of the cafe, plaza, courtyard, landscaping or arcade. These areas shall not be considered in calculating the buildable area of a Venice Coastal Development Project, but with the exception of areas used only for landscaping, shall be considered in calculations for required parking. The required Street Wall at the Ground Floor shall have a minimum height of 13 feet.</p>	Permitted non-conforming use	See Note
<p>b. At least 50 percent of the area of the Ground Floor Street Wall of a commercial Venice Coastal Development Project shall be devoted to pedestrian entrances, display windows or windows offering views into retail, office gallery or lobby space.</p>	Permitted non-conforming use	See Note
<p>c. Blank Walls shall be limited to segments of 15 feet in length, except that Blank Walls that contain a vehicle entry door shall be limited to the width of the door plus five feet.</p>	Permitted non-conforming use	See Note
<p>d. All Venice Coastal Development Projects shall provide at least one pedestrian entrance into each business or use for each Store Frontage.</p>		Yes
<p>e. Ground Floor exterior building walls that face rear parking areas shall provide a pedestrian entrance into the building.</p>		
<p>11.B.2. Abbot Kinney Boulevard Ground Floor Commercial. Development. In addition to Section 11 B 1 of this Specific Plan, the following requirements shall apply to all commercial Venice Coastal Development Projects that are new buildings or additions located along Abbot Kinney Boulevard between Brooks Avenue and Palms Boulevard.</p>		
<p>a. At the Ground Floor, continuous and unarticulated glass curtain walls shall not be permitted. Facades of buildings shall be divided into individual store fronts.</p>		Yes
<p>b. Large expanses of glass shall be subdivided into units not larger than six feet wide separated by the mullions.</p>		Yes
<p>c. No store front windows shall be lower than 12 inches above sidewalk grade. The windows shall have a solid base surfaced with high quality materials, such as a ceramic tile, marble, granite, limestone, slate, brick, wood or similar materials approved by the Planning Director. The top of the window shall not extend to the ceiling height, and shall be capped with an Architectural Feature.</p>		Yes

DEVELOPMENT STANDARDS (COMMERCIAL PROJECTS)		
Regulation	Proposed Project	Complies
11.B.3. Floor Area Ratio. In all commercial zones, floor area ratio (FAR) shall be limited to: <ul style="list-style-type: none"> • 0.5 to 1 for retail only, including restaurants • to 1 for retail/office • 1.5 to 1 for retail and/or office and residential 	Permitted non-conforming use	See Note
11.B.4. Building Separation. A minimum of five feet shall be provided between commercial and residential buildings, except for mixed-use Venice Coastal Development Projects.	Permitted non-conforming use	See Note
11.B.5. Access.		
a. Development Projects shall be provided from alleys unless the Department of Transportation determines that it is not Feasible. New and existing curb cuts shall be minimized in order to protect and maximize public on-street parking opportunities.	Permitted non-conforming use	See Note
b. Driveways and vehicular access to Venice Coastal Development Projects adjacent to Ocean Front Walk shall be provided from Speedway, unless the Department of Transportation determines that it is not Feasible. In no case shall vehicular access be permitted from Ocean Front Walk.		N/A
c. Driveways and vehicular access to Venice Coastal Development Projects adjacent to Pacific Avenue shall be provided from streets other than Pacific Avenue, unless the Department of Transportation determines that it is not Feasible.		Yes
11.B.6. Landscaping.		
a. Any open portion of the lot on which the Venice Coastal Development Project is located, which is not used for buildings, parkways, driveways, or other access features, shall be landscaped. A list of applicable plant materials appears in the attached Appendix B.		N/A
b. A landscape development plan prepared by a State licensed landscape architect, State licensed architect or landscaped contractor shall be submitted to the Director of Planning for review and approval. This plan shall include the location of a permanent underground sprinkler system designed to insure complete coverage of all plant materials.	Permitted non-conforming use	See Note

DEVELOPMENT STANDARDS (COMMERCIAL PROJECTS)		
Regulation	Proposed Project	Complies
<p>11.B.7. Light. Lighting from commercial Venice Coastal Development Projects shall be directed away from residential Venice Coastal Development Projects and Environmentally Sensitive Habitat Areas.</p>		Yes
<p>11.B.8. Trash. Venice Coastal Development Projects shall have trash enclosures for regular and recyclable trash.</p>		Yes
<p>11.C. Ground Floor Industrial Development. ≥ 65% of the total width for the first 12 feet of elevation of any new building or addition that is parallel to and facing the street, shall be devoted to entrances, eye-level displays, a contrast in wall treatment, an offset wall line or other decorative features. Outdoor seating and/or landscaping shall be used to enhance visual interest and pedestrian vitality.</p>		N/A
<p>11.D. Parking Structures and Lots. The following shall apply to any new parking structure or surface parking lot or any addition to a parking structure or surface parking lot:</p>		
<p>a. All parking areas shall be improved and landscaped in accordance with LAMC Section 12.21 A 6.</p>	Permitted non-conforming use	See Note
<p>b. For any new or addition to a surface parking lot that abuts a public street or is located across an alleyway from an R1 or more restrictive zone, except at pedestrian or vehicle entrances, a three-foot wide area shall be provided along the perimeter of the portion of the lot abutting the public street and shall be fully landscaped with lawn, trees, shrubs or suitable ground cover. In addition, a three-foot high decorative masonry wall, as measured from the highest point of elevation of the finished surface of the ground, paving or sidewalk immediately adjacent to the wall, shall be located between the parking lot and the landscaped area. However, where a three-foot high landscaped berm is provided within the landscaped area, the wall shall not be required. Vines and shrubs shall be planted along the sides of the wall facing the street to screen the wall without blocking visibility into the parking area as required by LAMC Section 12.21 A6(f).</p>	Permitted non-conforming use	See Note
<p>c. All surface parking abutting an R1 Zone or more restrictive zone shall be screened by a decorative masonry wall, a minimum of five feet and nine inches and a maximum of eight feet in height, as measured from the highest point of elevation of the finished surface of the ground, paving or sidewalk immediately adjacent to the wall. The wall shall have a top cap, and the split-faced side shall face the adjacent residential zone. The wall shall be placed on the lot line that is adjacent to the R1 or more restrictive zone.</p>	Permitted non-conforming use	See Note

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Regulation	Proposed Project	Complies
<p>11.D.2. Parking Structures. In multi-level parking structures, where there is parking on the Ground Floor, 70 percent of the frontage of the Ground Floor along the property line that adjoins a public street shall contain financial services, neighborhood retail, neighborhood services or other related uses permitted by the zone and determined by the Director of Planning.</p>		N/A