



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:	7/29/2024 <input checked="" type="checkbox"/> Draft Report <input type="checkbox"/> Final Report
Case Number:	CPC-2020-5839-DB-CU-CDP-MEL-SPP-HCA
Address:	522 Venice Blvd.
Link to Planning Case:	https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/CPC-2020-5839-DB-CU-CDP-MEL-SPP-WDI-HCA
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: CUP
LUPC Staff:	Michael Jensen
Project Description:	DENSITY BONUS CONDITIONAL USE PERMIT, CDP WITH MELLO, AND MAJOR PROJECT PERMIT VENICE COASTAL SPP COMPLIANCE FOR A NEW 26 UNIT APARTMENT (7 VLI UNITS) [per planning case description]
Requested Entitlement(s):	(1) CUP for Density Bonus (2) CDP with Mello Compliance (3) Major Project Permit Venice Coastal SPP Compliance for a new 25-unit apartment building (6 Very Low Income Units) (4) DB with on and off-menu waivers and incentives
Staff Summary:	The only change to this project is that it now qualifies as a location under AB 2097 that does not require any parking. As a result, the project no longer requires relief from minimum parking requirements. Additionally, one additional VLI unit is proposed, bringing the total to six (which is 50% more than what is required to meet requested density bonuses under state law). Prior staff report is included in supporting documents.
LUPC HEARING SUMMARY	
Public Comment:	
Motion:	Recommended Motion: LUPC recommends approval of the project as proposed.
Maker / 2nd:	
Vote:	Yea: / Nay: / Abstain: / Recuse: / Ineligible: / Absent: