



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:	9/14/2024 <input type="checkbox"/> Draft Report <input checked="" type="checkbox"/> Final Report
Case Number:	DIR-2023-7204-CDP-MEL-HCA
Address:	404 E. Linnie Cl.
Link to Planning Case:	https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2023-7204-CDP-MEL-HCA
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 checked="" 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:	Andreas Ramani
Project Description:	Demolition of existing single family dwelling with attached garage. New construction of a 3,551 sq ft three-story plus roof deck single-family dwelling with attached 454 sq ft garage.
Requested Entitlement(s):	1) Coastal Development Permit (CDP): Pending 2) Mello Act Determination: LAHD has determined that no affordable unit exists at 404 E Linnie Cl.
Staff Summary:	Outreach meeting on 8/6/2024, 6-8 pm - One neighbor living a few houses down raised a concern about parking in the alley. She finds that a lot of neighbors with just one parallel parking spot in the alley like in this case, tend to park 2 cars vertically to building side by side, making it hard to pass through the alley and for emergency vehicles to pass. - One neighbor was concerned about construction debris and nails in the alley during construction, causing damage to cars (tires) using the alley.
LUPC HEARING SUMMARY	
Public Comment:	One public comment questioning whether existing trees would be removed.
Motion:	Approve as presented
Maker / 2nd:	Andreas / Gabe
Vote:	Yea: 5/ Nay: 0 / Abstain: 0 / Recuse: 0 / Ineligible: 0 / Absent: 4

VENICE COASTAL ZONE SPECIFIC PLAN (VCZSP) FINDINGS			
	VCZSP Requirement(s)	Proposed by Project	Project Complies
Use	Residential	Residential	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Density	SFD	SFD	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Height	Max. 30ft, Max. Elev.: 35.5 ft	Building: 29.96 ft proposed Elev.: 35.5 ft	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Setbacks/ Yard	Front: 10 ft, avg: 15 ft Back: 10 ft, avg: 15 ft Side: 3 ft	Front: 21 ft 1st floor, 15 ft upper Back: 15 ft 1st floor, 5 ft upper Side: 3 ft	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Roof Access Structure	10 ft. height / 100 SF maximum	99 SF	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Parking	2 enclosed, 1 guest (3 total)	2 full size in garage, 1 compact parking space in unenclosed rear yard	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
FAR			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Other Requirements (if any)			<input type="checkbox"/> Yes <input type="checkbox"/> No