



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: 3/17/25	x Draft Report <input type="checkbox"/> Final Report	
Case Number:	DIR-2024-7409-CDP- MEL	
Address:	2308-2310 S. Pisani Place, Venice CA 90291	
Link to Planning Case:	DIR-2024-7409-CDP- MEL	
LUPC Staff:	Mark Mack	
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.	
Project Description:	Conversion of existing 6 car garages into several ADU's, The complex currently has 6 units that are rent controlled. The proposal adds 3 more larger units to a total of 9 units. One garage building will be demolished to add a unit and a new unit with a new footprint would be added. The exist garage building with the exit units on top will be adapted to accommodate this changesNo changes in height.	
Requested Entitlement(s):	No parking, filed for SB8 exemption.	
Staff Summary of Pros and Cons:	Overall adding housing 3 new units is desirable in this part of Venice, project keeps character and height similar to surrounding area. Currently 6 units in the complex are rent controlled. The new units created are larger units, ADU 2 is a 1203sf 2BR unit replacing 2 existing RSO. ADU 1 is a 806sf 1BR unit and ADU 3 in a 795sf 1 BR unit. These new units will be market rate units.	
LUPC HEARING SUMMARY		
Public Comment:		
Motion:		
Maker / 2nd:	Click here to enter text. / Click here to enter text.	

Vote:	Yea: ____ / Nay: ____ / Abstain: ____ / Recuse: ____ / Ineligible:
--------------	--

VENICE COASTAL ZONE SPECIFIC PLAN (VCZSP) FINDINGS			
	VCZSP Requirement(s)	Proposed by Project	Project Complies
Use			<input type="checkbox"/> Yes <input type="checkbox"/> No
Density			<input type="checkbox"/> Yes <input type="checkbox"/> No
Height			<input type="checkbox"/> Yes <input type="checkbox"/> No
Setbacks/ Yard	Front: Back: Side:	Front: Back: Side:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Roof Access Structure	10 ft. height / 100 SF maximum		<input type="checkbox"/> Yes <input type="checkbox"/> No
Parking			<input type="checkbox"/> Yes <input type="checkbox"/> No
Density			<input type="checkbox"/> Yes <input type="checkbox"/> No
FAR			<input type="checkbox"/> Yes <input type="checkbox"/> No
Other Requirements (if any)			<input type="checkbox"/> Yes <input type="checkbox"/> No