



# Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 | [www.VeniceNC.org](http://www.VeniceNC.org)

Email: [LUPC@VeniceNC.org](mailto:LUPC@VeniceNC.org)



## LUPC STAFF REPORT

PROJECT INFORMATION	
<b>Date:</b>	March 17, 2025 <input type="checkbox"/> Draft Report   <input checked="" type="checkbox"/> Final Report
<b>Case Number:</b>	CPC-2024-2450-DB-CDP-SPPC-CUB-VHCA-MEL
<b>Address:</b>	825 Hampton Dr, Venice, CA 90291
<b>Link to Planning Case:</b>	<a href="https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/CPC-2024-2450-DB-CDP-SPPC-CUB-VHCA-MEL">https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/CPC-2024-2450-DB-CDP-SPPC-CUB-VHCA-MEL</a>
<b>LUPC Staff:</b>	Andreas Ramani
<b>Subarea:</b> (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
<b>Project Type:</b> (check all that apply)	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial
	<input type="checkbox"/> Walk Street <input checked="" type="checkbox"/> Zoning Variance or Waiver DB (30 units instead of 24)
	<input type="checkbox"/> Zoning Admin. Adjustment <input type="checkbox"/> Specific Plan Exemption
	<input checked="" type="checkbox"/> Other: DB, SPB (review) and CUP (for alcohol service) <a href="#">Click here to enter text.</a>
<b>Project Description:</b>	Demolition of all existing commercial structures and construction of a new 4-story mixed use 36,716 sq. ft. building comprised of 30 dwelling units (incl. 3 Very-Low-Income Units) and 3416 sq. ft. of ground floor commercial uses. The project includes 50 parking spaces within 3 subterranean parking levels.
<b>Requested Entitlement(s):</b>	- Density Bonus (DB) - Specific Plan Project Permit (SPP) - Conditional Use Permit (CDP) - Mello Review (MEL)
<b>Staff Summary of Pros and Cons:</b>	Pros: Creation of 30 dwelling units including 3 Very-Low-Income, 50 parking spaces in area that needs parking options, creating density and attractive commercial venues (shops, restaurants and cafes), making Venice more attractive for residents and visitors Cons: Massive building being 14 ft taller than VCZSP requirements (44ft 7" overall), more traffic, adjoining residential units might lose attractiveness as building is blocking sun and view. Potential noise during day or night with restaurants.
LUPC HEARING SUMMARY	

<b>Public Comment:</b>	
<b>Motion:</b>	
<b>Maker / 2nd:</b>	Click here to enter text. / Click here to enter text.
<b>Vote:</b>	Yea: ____ / Nay: ____ / Abstain: ____ / Recuse: ____ / Ineligible:

<b>VENICE COASTAL ZONE SPECIFIC PLAN (VCZSP) FINDINGS</b>			
	<b>VCZSP Requirement(s)</b>	<b>Proposed by Project</b>	<b>Project Complies</b>
<b>Use</b>	Residential and Commercial	Mixed Use	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Density</b>	24	30	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Height</b>	30 ft	44 ft 7 inches 4th story set back	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Setbacks/ Yard</b>	Front: 0 Back: N/A Side: None	Front: Back: N/A Side: None	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Roof Access Structure</b>	10 ft. height / 100 SF maximum 10 ft	150 sf 11 ft (lowered, elevator)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Parking</b>	0	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Density</b>			<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>FAR</b>	1.5	1.988	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Other Requirements (if any)</b>			<input type="checkbox"/> Yes <input type="checkbox"/> No