

Venice Neighborhood  
Council  
Post Office Box 550  
Venice, CALIFORNIA 90294



**Land Use and  
Planning Committee  
November 18, 2009  
DRAFT STAFF  
REPORT**



**Case Number:** CASE # APCW - 2009-2142-SPE (Specific Plan Exception)

**Address of Project:** 709 South 5th Ave, Venice (between Indiana and Vernon)

**SYNOPSIS:** This project violates the Venice Coastal Zone Specific Plan in both height and density (VCZSP sections quoted below). Owner/developer has rented units in this building without a Certificate of Occupancy for several years.

**Size of Parcel:** 5,670 sq ft, (42' X 135')

**Size of Dwelling or Project:** 2-story, 3-unit (2-bedrooms each unit) existing apartment building, , square footage in each unit: 1,922

**Venice Subarea:** Oakwood-Millwood-Southeast Venice

**Permit Application Date:** July 10, 2009\  
**Received by VNC/LUPC:** August 17, 2009  
**Neighborhood Meeting:** November 15, 2009

**Applicant:** Mark Baez  
709 South Fifth Avenue, Venice, California  
310-452-3894, mbaez@gte/met

**Property Acquired:** November 7, 1996

**Representative:** Ms. Alicia Bartley  
**Contact Information:** Gaines & Stacey LLP

16633 Ventura Blvd, #1220  
Encino, California

**Date heard by LUPC:** November 18, 2009  
**Date to be reviewed by VNC:** December 15, 2009

**Date to be heard by  
Hearing Officer, Kevin Jones:** December 15, 2009

**WLA Area Planning  
Commission Dates:** January XX, 2010

---

## REPORT

### **Project Description by Applicant on submitted LUPC Project Form Stating Requested Action by Venice Neighborhood Council:**

An Exemption from the Venice Specific Plan. To Wit: to permit the continued use and maintenance of an existing apartment building [with no Certificate of Occupancy A.R.S.] having a height of 33 feet four inches instead of the maximum 25 feet which is otherwise permitted by the Venice Specific Plan"

[Note: Twenty-five feet is the maximum allowed under the Specific Plan in this zone)

### **Section of Venice Coastal Zone Specific Plan governing this particular site:**

Page 18, Section G. 2 **Density**, a (1) R2 Zone. A maximum of two dwelling units per lot shall be permitted on lots less than 5,000 square feet in area, one additional dwelling unit shall be permitted for each additional 2,000 square feet of lot area, provided that the dwelling unit is a Replacement Affordable Unit.

Page 19, Section G. 3 **Height**, Venice Coastal Development Projects with a flat roof shall not exceed a maximum height of 25 feet. Venice Coastal Development Projects with a varied roofline shall not exceed a maximum height of 30 feet, provided that any portion of the roof that exceeds 25 feet is set back from the required front yard at least one foot in depth for every foot in height above 25 feet.

**Summary of Arguments Against this Project/Issue:**  
**Summary of Arguments For this Project/Issue:**