

ATTACHMENT "A"

REQUESTED ACTIONS AND PROJECT BACKGROUND

Requested Actions

The applicant requests the following discretionary Planning approvals:

1. Pursuant to Section 11.5.7 F of the Los Angeles Municipal Code, **Exceptions** from the following sections of the **Venice Coastal Zone Specific Plan** (Ordinance 175,693):
 - a. Section 10.F.2.a to permit density to be calculated at the ratio of one unit for each 1,470 square feet of lot area (including ½ alley) in lieu of the required 1,500 square feet per unit as specified by the Specific Plan (for four dwelling units in lieu of three dwelling units); and
 - b. Section 13.D to allow waiver of the requirement for one guest parking space, thus permitting a total of eight parking spaces in lieu of nine parking spaces as otherwise required.
2. Pursuant to Section 12.20.2.1 of the Los Angeles Municipal Code, the Applicant requests a **Coastal Development Permit**.
3. Pursuant to Section 12.28.B of the Los Angeles Municipal Code, the Applicant requests a **Slight Modification** to allow a side yard setback of five feet, in lieu of six feet as otherwise required for a three story building.
4. Pursuant to Section 11.5.7 of the Los Angeles Municipal Code, the Applicant requests a **Project Permit Compliance** determination with the Venice Coastal Zone Specific Plan

Property Description

The subject property is a level, interior lot, located on a walk street between Pacific Avenue and Speedway in Venice. The property, consisting of two tied lots, is 60 feet by 88 feet (5,280 square feet), making it the second widest lot on the block. A 20-foot wide alley is at the rear of the site. The property is zoned RD1.5-1-O, and designated as Low

Medium II Residential in the Venice Community Plan corresponding to the RD1.5, RD2, RW1, and RW2 zones. Project is also located in the Venice Coastal Zone Specific Plan area and the Los Angeles Coastal Transportation Corridor.

The site is bounded by 28th Avenue on the northeast, and 28th Place (named alley) on the southeast. The site is east of Speedway and west of Pacific Avenue. Surrounding properties are zoned and used for residential uses. Properties to the north, south, east and west of the site are zoned R1.5-1-O and are developed with multi-family dwellings. The property to the northwest (across 28th Avenue) is developed with a 30-unit apartment building.

The project is in the dual-jurisdiction area within the North Venice subarea of the Venice Coastal Zone Specific Plan area, and is located along a designated Walk Street. A Walk Street is defined in the Ordinance as a public street in the Venice Coastal Zone that has been improved for public pedestrian use over part of its width and is landscaped (publicly or privately) over the remainder, but which has not been improved for public vehicular access.

Project Description

The subject property is improved with a two-story plus basement triplex. A Certificate of Occupancy (#WLA 72952/87) was issued March 27, 1989. The basement level was originally designed as parking and storage uses. Prior to the applicants' purchase of the property in 2000, a 745-square foot storage room on the ground floor was converted into a one-bedroom unit, however no building permits were obtained.

There are a total of eight on-site parking spaces, consisting of six garage parking spaces and two tandem uncovered parking spaces.

The applicants seek an Exception to the Venice Coastal Zone Specific Plan's density limit set forth in Section 10.F.2.a, which limits density to one unit per 1,500 square feet of lot area. The subject site consists of 5880 square feet, including ½ the alley width for density purposes, thus the subject site has 1,470 square feet of lot area per unit, approximately 2% less than the Specific Plan requirement. The application also seeks an exception from the guest parking requirement of the Venice Coastal Zone Specific Plan, set forth in Section 13.D. The project will provide Specific Plan-required parking of two spaces per unit for a total of eight spaces; the applicant asks to waive the one guest parking space only.

Further, the applicants request a slight modification to allow a side yard setback of five feet, in lieu of six feet as otherwise required for a three-story building. The building was originally constructed as a two-story plus basement building, with no habitable uses at the ground floor (basement) level. The Subject application, however, would convert a 745 square foot storage room into a one-bedroom apartment, therefore the ground floor

level would be defined as a “story”, thus making the entire building a three-story structure, which requires a six foot side yard setback. It is infeasible to create additional side yard setback for the existing structure.

Streets and Circulation

28th Avenue, adjoining the property to the north is a Walk Street dedicated to a width of 36 feet. It is improved with a center paved walkway of approximately 16 feet width, with 10 feet on each side allowed to be used by the adjacent property owners for landscaping purposes.

28th Place, adjoining the property to the west is a named alley dedicated and paved to a width of 20 feet. All parking access is taken from the alley.

Prior Relevant Cases

Case No. CPC 2000-4046(CA) – On May 23, 2001, the City Planning Commission approved a code amendment affecting areas within the Venice Community Plan.

Case No. CPC 98-119(LCP) – On August 1, 2003, the City Planning Commission approved amendments to the Venice Local Coastal Program Specific Plan.

Case No. CPC 87-648(ICO) – On April 18, 1998, the City Planning Commission approved an Interim Control Ordinance for the entire Venice Coastal Zone which will temporarily permit only building development which is in conformance with regulations substantially based on the California Coastal Commission’s interpretive guidelines for the area.