

RECOMMENDED PROJECT PERMIT COMPLIANCE FINDINGS

(LAMC Section 11.5.7)

- 1. The Venice Coastal Development Project is compatible in scale and character with the existing neighborhood, and that the Venice Coastal Development Project would not be materially detrimental to adjoining properties of the immediate neighborhood.**

The project is in compliance with the height, setback and access standards contained in the Venice Coastal Zone Specific Plan for North Venice subarea. Although the applicant is requesting an exception for density and parking, the request will not be detrimental to adjoining properties and will not materially change the building. The applicants' request will legalize an existing one-bedroom unit, formerly a storage area, within a triplex. There will be no construction or demolition of property, and the building envelope will remain the same. The request for an exception to density limits is to allow four units on a lot totaling 5,880 square feet (including ½ alley), which equals one unit per 1,470 square feet, in lieu of 1,500 square feet, a difference of only 2%.

The surrounding properties are multi-family residential, zoned R1.5-1-O. The proposed project has been designed within applicable zoning code standards in terms of height and setbacks. The addition of one dwelling unit due to the conversion of a storage unit will not impact the surrounding community. It will neither change the exterior of the building or add to the height of the building, nor expand the building envelope.

Parking required for the proposed unit will not negatively impact the existing community. The applicants are seeking to waive the one guest parking space required for the required for the Venice Coastal Zone Specific Plan. However, the eight parking spaces required by Code (two spaces for each dwelling unit) will be supplied on-site. Therefore, the project is compatible in scale and character with the existing neighborhood, and would not be materially detrimental to adjoining properties of the immediate neighborhood.

- 2. The Venice Coastal Development Project is in conformity with the certified Venice Local Coastal Program.**

The Project, with the approval of the requested Specific Plan Exception and Slight Modification, is in conformity with the certified Venice Local Coastal

Program LUP. The requested Specific Plan Exception and Slight Modification are consistent with the intent of the Venice LUP in that they maintain an existing residential use in an established multi-family residential neighborhood.

- 3. That the applicant has guaranteed to keep the rent levels of any Replacement Affordable Unit at an affordable level for the life of the proposed Venice Coastal Development Project and to register the Replacement Affordable Units with the Los Angeles Department of Housing.**

This requirement is not applicable. The project does not involve the demolition or conversion of affordable housing. Therefore, the applicant is not required to provide any inclusionary affordable dwelling units on-site or within the Coastal Zone.

- 4. That the Venice Coastal Development Project is consistent with the special requirements for low and moderate income housing units in the Venice Coastal Zone as mandated by California Government Code Section 65590 (Mello Act).**

These requirements are not applicable. See comments above.