



DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT



West Los Angeles Area Planning Commission

Date: June 20, 2007
Time: After 4:30 p.m.
Place: Henry Medina West Los Angeles Parking
Enforcement Facility
11214 W. Exposition Boulevard
2nd Floor Roll Call Room
Los Angeles, CA. 90064

Public Hearing: April 23, 2007

Appeal Status: To City Council

Expiration Date: July 30, 2007

Multiple Approval: Specific Plan Exception is appealable by the applicant to City Council if disapproved in whole or in part.
Per LAMC Sec. 12.36 (Multiple Entitlements) Conditional Use and Site Plan Review are appealable to City Council.

Case No.: APCW-2006-9079-SPE-ZV-ZAA-CDP-SPP-MEL

CEQA No.: ENV-2006-9080-MND

Related Cases:

Council No.: 11

Plan Area: Venice

Specific Plan: Venice Coastal Zone and Los Angeles Coastal Transportation Corridor
Grass Roots Venice
Zone: M1-1

Certified NC:

GPLU: Limited Manufacturing

Zone: M1-1

Applicant: Erik and Bridgette Almetz

Representative: Dwayne Oyler, Architect

PROJECT LOCATION: 2340 Zeno Place

PROPOSED PROJECT: Demolition of an existing single-family dwelling and automobile repair facility to construct four joint living and working quarter units approximately 30-feet high providing nine parking spaces on a 5,000 square foot (sq. ft.) site on a lot classified in the M1-1 zone.

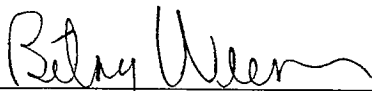
- REQUESTED ACTIONS:**
1. Pursuant to Section 11.5.7 F of the Municipal Code, an **Exception** from the following Sections of the Venice Coastal Zone Specific Plan (Ordinance Nos. 175,693) as follows.
 - A. Section 10.G.3 to permit a building with a height of 30 feet in lieu of the maximum 25 feet which is otherwise permitted for projects with a flat roof by the Specific Plan.
 - B. Section 10.G.4 to permit vehicular access for four of the nine parking spaces via Victoria Avenue in lieu of from the adjacent alleyway as otherwise required by the Specific Plan.
 2. Pursuant to Section 12.27 of the Municipal Code, a **Zone Variance** to permit a multiple dwelling unit building in the M1 (Limited Industrial) Zone.
 3. Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** to permit a zero (0) foot side yard in lieu of the minimum required five foot side yard.
 4. Pursuant to Section 12.20.2 of the Municipal Code, a **Coastal Development Permit**.
 5. Pursuant to Section 11.5.7 of the Municipal Code, a **Project Permit Compliance** determination with the Venice Coastal Zone specific Plan.

6. Pursuant to Government Code Section 65590 and 65590.1 a **Mello Act Compliance** review for projects in the Coastal Zone. (The Mello Act is a Statewide law which requires local governments to comply with certain requirements designed to preserve and increase the supply of affordable housing in the Coastal Zone).

RECOMMENDED ACTIONS:

1. **Disapprove without prejudice** a Specific Plan Exception to permit a building with a height of 30 feet in lieu of the maximum 25 feet which is otherwise permitted for projects with a flat roof by the Specific Plan.
2. **Disapprove without prejudice** a Specific Plan Exception to permit vehicular access for four of the nine parking spaces via Victoria Avenue in lieu of from the adjacent alleyway as otherwise required by the Specific Plan.
3. **Disapprove** the requested Zone Variance to permit a multiple dwelling unit building in the M1 (Limited Industrial) Zone.
4. **Disapprove with out prejudice** the requested Adjustment to permit a zero (0) foot side yard in lieu of the minimum required five foot side yard.
5. **Disapprove with out prejudice** the requested Coastal Development Permit.
6. **Disapprove with out prejudice** the requested Project Permit Compliance determination with the Venice Coastal Zone specific Plan.
7. **Disapprove with out prejudice** a Mello Act Compliance Review for projects in the Coastal Zone.
8. **Not Adopt** Mitigated Negative Declaration No. 2006-9080-MND at this time.
9. **Adopt** the attached Findings.
10. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that the mitigation conditions, identified as "(MM)" on the condition pages, are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring..
11. **Advise** the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game fee, and / or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

S. GAIL GOLDBERG, AICP
Director of Planning



Betsy Weisman, Principal City Planner



Kevin D. Jones, Hearing Officer
(213) 978-1172