

## PROJECT ANALYSIS

### Project Summary

The project site is a rectangular shaped parcel that consists of two lots that have an area of 5,000 square feet (sq. ft.). The parcel is located as the south east corner of Zeno Place and Victoria Avenue. An alley is on the east side of the site. The site is currently developed with a single family dwelling and an automobile repair facility that is used as a design studio. All existing structures will be demolished. The project is a four unit residential project with heights of 30 feet and a floor area totaling 7,450 sq. ft. (gross building area). The project will provide nine parking spaces on site. Other improvements will include site paving at driveways and parking areas, landscaping, fencing, and related site improvements.

The current Venice Community Plan was adopted September 29, 2000 and designates the subject site as Limited Manufacturing with corresponding zones of CM, M1, MR1 and P. The zoning for the subject site is M1-1

The drive entry to five parking spaces will be from the alley on the east side of the site and four parking spaces will be accessible from Victoria Avenue using an existing driveway apron on the west side of the site. Eight of the parking spaces will be covered and have a tandem configuration. The ninth space is uncovered and accessible from the alley.

### **Specific Plan Exception**

The applicant requests two exceptions from the Venice Specific Plan. The first is 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. The second exception is to permit vehicular access for four of the nine parking spaces via Victoria Avenue using an existing driveway apron in lieu of from the adjacent alleyway as otherwise required by the Specific Plan.

### **Zone Variance**

The applicant requests a variance to permit a multiple dwelling unit building in the M1 (Limited Industrial) Zone. The nearest residential use is a multi-family building in the M1-1 zone on the east side of the adjacent alley (identified as site 94 on the Radius Map) and in the R2-1 zone on the north side of Zeno Place across from the project site.

### **Yard Adjustment**

The applicant request an adjustment to permit a zero (0) foot side yard in lieu of the minimum required five foot side yard along the southern property line that abuts other industrial uses.

### Background

#### **Existing Uses**

The site consists of a flat rectangular-shaped, two lot, corner site located on the southwest corner of Zeno Place and Victoria Avenue with a width of 50 feet and a depth of 100 feet. The site is within the Venice Community Plan Area, the Venice Coastal Specific Plan, and the Los Angeles Coastal Transportation Corridor. The subject site is improved with an automobile repair facility built in 1983, currently used as a design studio, and a single family dwelling constructed in 1926. Zeno Place and Victoria Avenue are designated as local streets.

## **Surrounding Zones and Uses**

The surrounding area to the south is a mix of light industrial uses interspersed with residential uses. Many structures are over 50 years old. The majority of the older structures are low rise one and two story structures. The area is relatively flat. New development has introduced joint living and work quarters projects under the adaptive reuse provisions of the LAMC. North of the project site the land use is residential.

North: R2-1 – North of the project site, north of Zeno Place, the area is developed with low rise single and multi family residential uses that are one and two stories in height. Most of these structures are over 50 years old.

East: M1-1 and R3-1 – East of the project site are a mix of light industrial and residential uses. The east side of Boccaccio Avenue is a Medium Residential land use designation with a corresponding zone of R3-1. The structures have varying ages with one and two stories.

South: M1-1 – South of the project site are a mix of light industrial and residential uses. The industrial building adjacent to the subject site has a height of 30 feet. Other structures are one and two story in height with varying ages.

West: M1-1 - The west side of the project site are a mix of light industrial, residential uses and automobile related uses. The structures have varying ages with one and two stories.

## **Streets and Circulation**

Zeno Place adjacent to the north side of the subject site is a designated Local Street.

Victoria Avenue adjacent to the west side of the subject site is a designated Local Street

Boccaccio Avenue 120 feet east of the subject site is a designated Local Street.

Abbott Kinney Boulevard 460 feet south of the subject site is a designated Secondary Highway.

## **Issues**

**Use.** The proposed residential use in the M1 zone is difficult to permit using the Variance process. Other actions are more appropriate for subject project.

**Heights.** Heights of 30 feet are out of character with surrounding one and two story structures and do not follow the Specific Plan provisions. However, the proposed project is adjacent to a building that has a height of 30 feet. This building was built prior to the effective date of the Specific Plan. The proposed design would match the height of the adjacent building.

**Access.** Vehicular access from Victoria Avenue would require a driveway reducing on street parking. The subject project's plans and a field inspection confirmed an existing driveway apron that will be used for parking access and will not reduce street parking from current levels.

## **CONCLUSION**

The Department recommends the disapproval of the variance and disapproval without prejudice of all other requested actions as discussed in this report. This variance to permit residential

uses in the M1 zone is a key element in determining the appropriateness of the subject project. The Planning Department has considered the proposed project, the surrounding land uses and zones and concludes that the more appropriate discretionary action would be a zone change for the subject site from M1 to CM. The Limited Industrial land use designation of the Venice Community Plan Has corresponding zones of CM, M1, MR1 and P. The area generally bounded by Zeno Place, Boccaccio Avenue, Abbot Kinney Boulevard and Venice Boulevard is designated as Limited Industrial and zoned M1-1. While the majority of the uses in this area are industrial, residential uses have been present since the area was developed.

Recently, the Zoning Administrator has issued two variances for Joint Living and Working Quarters projects that were in association with Adaptive Reuse of existing buildings constructed prior to 1994. The Adaptive Reuse element was a factor to determine the granting of those variances. The proposed project is the new construction of new residential units that provide work areas. The Department of Building and Safety has advised that Joint Living and Work Quarters are only allowed under the Building Code for structures built prior to 1994 and not for new construction.

The CM zone is a compatible zone for the Limited Industrial land use designation. The CM zone permits residential uses that comply with the multiple residential provisions of the R3 zone. The establishment of a CM zone could be used to appropriately address the mix of industrial and residential uses in the Limited Industrial area.

Given these factors, the applicant's request for a Variance should be disapproved as there are other available actions that are more appropriate for the proposed project. Since the residential use cannot be established without the Variance, the Planning Department recommends the disapproval without prejudice of the other requested entitlements.

