

Venice Neighborhood  
Council

Post Office Box 550

Venice, CALIFORNIA 90294  
310-606-2015.



**Preliminary  
Land Use and  
Planning  
Committee Report  
to VNC Board of  
Officers**



**March 18, 2008**

**Case Number:** AA 2007-4956 PMLA

**Address of Project:** 338 Rennie Avenue, cross streets Sunset and Rose  
**Primary Zone:** RD1.5-1  
**Size of Parcel:**

**Size of Project:** 6,436 square feet, 40' X 162.92'  
**Proposed Set Backs:** Front 12', 3" Side 5', 0" Rear 5', 0"  
**Required Set Backs:** Front 0' Side 5', 0" Rear 5', 0"  
**Proposed Height:** 30'  
**Permitted Height:** 30'  
**Proposed Parking:** 6  
**Required Parking:** 6  
**No BIZ parking Required**  
**Energy Conservation:** Passive Solar, Radiant Heat in Floors, Natural Ventilation, On Demand Hot Water Heater  
**Venice Subarea:** Oakwood, Millwood, Southeast Venice

**Permit Application Date:** December 10, 2007  
**Date of Planning Report:** TBA  
**Date of End of Appeal Period:** TBA  
**Planning Report Prepared by:** Christine Mahfouz

**Applicant:** Dora Medrano & Javier Carbo  
**Address:**

**Architect:** **duArchitects:** Robert Thibodeau & Presenter  
529 California Avenue, Venice, California 90291  
310.452.8161, [duArchitects@earthlink.net](mailto:duArchitects@earthlink.net)  
www.duarchitects.com

**Date heard by LUPC:** March 5, 2008

**Zoning Administration Date:** TBA

**WLA Area Planning  
Commission Dates:** TBA

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**LUPC MOTION:**

Approve the project as presented with the roof height as on the presented diagram, alley access and eliminate the current Rennie Avenue curb cut in front of the project.

Moved by Arnold Springer, Seconded by Dennis Hathaway and passed 4-1-0.

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**STAFF REPORT**

**Project Description:** Applicants requesting to demolish two SFD and 1 garage which are existing, deteriorated and unusable, and construct 3 SFD with one attached garage for 6 cars using the Small Lot Subdivision Ordinance.

**DENSITY:** According to the Venice Coastal Zone Specific Plan, as per Small Lot Subdivision Ordinance and advice from Christine Mahfouz, LA City Planner, only two SFD units can be constructed on this lot. Applicant is willing to reduce number of SFD from 3 to 2.

However; Page 18 - Section G, Oakwood, Millwood, Southeast Venice, 2, Density, a, (2) RD1-5 and RD2 Zones: A maximum of two dwelling units per lot shall be permitted for all lots; provided, however, that where a lot has a lot area in excess of 4,000 square feet (NOTE: 338 Rennie lot size is 6,436 square feet) one additional dwelling unit shall be permitted for each additional 1,500 square feet of lot area (NOTE: 338 Rennie would have an excess of 2,436 square feet. 6,436 minus 4,000 = 2,436) in the RD1.5 Zone, and one additional dwelling unit shall be permitted for each additional 2,000 square feet in the RD2 Zone, provided the additional dwelling unit is a Replacement Affordable Unit.

HEIGHT: Page 19 - Section G, Oakwood, Millwood, Southeast Venice, 3, Height, a: 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

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**Applicant described the project on the LUPC Project Form as:**

Demolish 2 single family homes and 1 garage. Existing property is deteriorated and unusable. Construct 3 single family homes w/attached garage (6-car) via small lot subdivision process.

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

Section G, Oakwood, Millwood, Southeast Venice, 2, Density, a, (2) RD1-5 and RD2 Zones: A maximum of two dwelling units per lot shall be permitted for all lots; provided, however, that where a lot has a lot area in excess of 4,000 square feet (NOTE: 338 Rennie lot size is 6,436 square feet) one additional dwelling unit shall be permitted for each additional 1,500 square feet of lot area (NOTE: 338 Rennie would have an excess of 2,436 square feet.  $6,436 \text{ minus } 4,000 = 2,436$ ) in the RD1.5 Zone, and one additional dwelling unit shall be permitted for each additional 2,000 square feet in the RD2 Zone, provided the additional dwelling unit is a Replacement Affordable Unit.

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

There is a need for an interpretation of the term, “Replaceable Affordable Unit” as it pertains not only in general but specifically to Oakwood with there larger-than-usual Venice lots.

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

Applicants include Passive Solar, Radiant Heat in Floors, Natural Ventilation, On Demand Hot Water Heater and will be using eco-friendly building materials. They are on-site owners and well-established in the community.

**Summary of Public Comment:**

The majority of the public comment was in favor of the project. LUPC was chided for not attending the outreach meeting held by the applicant at the direction of LUPC which was attended by approximately 15 neighbors. Applicant praised the outreach meeting and liked the opportunity to meet their neighbors.

**Summary of Findings by LUPC:**

Please see LUPC staff report. The committee discussed this project relative to the term “Replacement Affordable Unit” and the need for a definition that LUPC can measure any further “Replacement Affordable Unit” determinations against.

**Authors of Report:** Challis Macpherson

**Date:** April 2, 2008

**Draft of LUPC Recommended Letter from VNC Board of Officers to Council District 11 and selected others.**

**Letterhead Here**

Councilmember Bill Rosendahl  
City Hall, Room 415  
200 North Spring Street  
Los Angeles, California 90012

Reference: **AA 2007-4956 PMLA**  
**Address of Project:** 338 Rennie Avenue, cross streets Sunset and Rose

Dear Bill:

At a regular meeting Tuesday, April 15, 2008, the Venice Neighborhood Council’s Board of Officers moved to accept LUPC’s report and recommended that the project be approved as

presented with the roof height as on the presented diagram, alley access and eliminate the current Rennie Avenue curb cut in front of the project. Board voted xx-xx-xx.

Sincerely,

Mike Newhouse, President  
Venice Neighborhood Council

Cc: Robert Thibodeau  
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Venice, California 90291  
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Dora Medrano & Javier Carbo  
338 Rennie Avenue  
Venice, California 90291

S. Gail Goldberg, Director of Planning  
[Gail.goldberg@lacity.org](mailto:Gail.goldberg@lacity.org)

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### **Draft of Community Impact Statement**

The Venice Neighborhood Council approves of the project at 338 Rennie Avenue, cross streets Sunset and Rose, case Number AA 2007-4956 PMLA, as presented with the roof height as on the presented diagram, alley access and eliminate the current Rennie Avenue curb cut in front of the project.

**CIS to be submitted online to City of Los Angeles**

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**Approximate Hours Spent on this Project by LUPC Staff: 20**