



Venice Neighborhood Council  
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**DRAFT STAFF REPORT:**  
**LA Housing Department Case Number: 188863,**  
**Assessor Parcel Number: 4239019018**

**Address of Project:** 612 and 616 East Broadway, Venice, California 90291

According to ZIMAS, parcel history, the property was 4/30/1997 for \$2.65,002.00, at which time this building had, according to the on-line parcel history, 6 units, with a total of 18 bedrooms and 12 bathrooms. This building was built in 1963, Building Class D65.

According to the current owner, Mr. Kenneth Smith and Ms. Jenny Chen-Smith purchased in 1997 and that prior to their owning the property and since rent control started in 1979, the property was registered as 12 units with 6 two-bedrooms and 6 single apartments. The owner states that currently they have 11 units and 11 parking spaces. (refer to their letter dated March 28, 2009 in the posted documentation)

Applicant, in accordance with LUPC Neighborhood Notification Policy, held a meeting June 1, 2009 at 12320 Palms Blvd, LA 90066. This meeting was off site (at applicants home) and I, as the known LUPC staff to this project, was not invited nor attended.

I made a site visit and there are six parking spaces in back. And five cars are parked illegally in front of the building with one curb cut.

According to LA Housing Department document dated May 6, 2008, owners are directed to restore the building to 6 units plus one guest room and notes that the current use is 12 units.

**Size of Parcel:** 5,200.7 square feet, APN area 0.149 acres

**Size of Project:** Building square footage 5,280

**Venice Subarea:** Oakwood-Millwood-Southeast Venice.  
**Zone:** RD1.5-1  
Low Medium II Residential

**Owner of record:** Mr. Kenneth Smith and Mrs. Jenny Chen-Smith  
12320 Palms Blvd, Los Angeles, California 90066 (Mar Vista)

**Contact Information:** Ms. Jenny Chen-Smith, cell 310.920.5355, Office 310.398.8855

**STAFF REPORT**

**Project Description:**

The owners seek relief from LA Housing Department's citation to reduce current units to those clearly indicated by the Parcel History report. (attached FYI).

**FINDINGS:**

This building is seriously out of compliance with both density and parking requirements of the Venice Coastal Zone Specific Plan.

1. Building constructed with 6 units and one guest room. Owner renting 12 units, 6 illegal.
2. Parking for 12 units would be 24 plus guest parking of .25/unit which amounts to a total 27 parking spaces required or payment of en lieu parking fees which are calculated by the Land Use Policy, certified by the California Coastal Commission, at approximately \$56,000.00/space at current costs.

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

**DENSITY:**            **Page 18 and 19:**            **Section G. Oakwood, Millwood, Southeast Venice, Paragraph b.**

**Commercial Zones:** No residential Venice Coastal Development Project on a commercially-zoned lot shall exceed a density of that allowed in the R3 Zone.

(NOTE: R3 zone requires a minimum of 1,500 square feet per dwelling unit. For ease of calculation let us consider the parcel size at 5,000 sq. ft. with 2 stories = 10,000 sq feet / by 12 units = 833.4 square feet per unit. Considerably less than law allows.

**PARKING:**                    **Page 25:**            Multiple dwelling and duplex on a lot of 40 feet or more in width; or for 35 feet or more in width if adjacent to an alley. NOTE: There is an alley behind this property.

“Two spaces for each dwelling unit; plus a minimum of one guest parking space for each four or fewer units (e.g. 0.25 guest parking space per unit, any fraction shall be rounded up to require one additional guest parking space). Exception: for Venice Coastal Development Projects where all required parking spaces are fully enclosed, any required guest spaces may be paid for at the same in lieu fee rate defined for BIZ parking under Section 12 D(1)(2) of this Specific Plan.”

Gross calculation is \$50,000.00/one en lieu parking fee times 18 missing parking spaces = \$900,000.00.

In 1963 this apartment building had 6 units plus a guest room, with 6 parking spaces off the alley met community requirements. An increase in units to 12 demands that the “front yard” of the

building be converted to parking. It has been. But parking cars in front yards in Venice is illegal. It is in violation of the LAMC.

After inquiring of Jim Horowitz, the following rents were emailed to me:

Prices of rents in their 11 units 4 singles \$400-600 per month, 1 Bedrooms 1200 and 1450, 2 Bedrooms 450, 936, 1800, 1800, 2000.

If the increase in units from the 1997 parcel history is allowed, and the current illegal units are allowed, the applicant must covenant these low affordable units for thirty (30) years with the LA Housing Department at the low affordable rent as per LA Housing Department rules, and pay en lieu parking fees for the missing parking spaces.

**Author of Report:** **Challis Macpherson,**

**Date:** April 9, 2009

**Approximate Hours Spent on this Project:** 5