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**Land Use and Planning Committee  
Staff Report to Venice Neighborhood Council Board of Officers  
As Of February 20, 2007**

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**Case Number:** APCW 2006-6684 SPE CDP SPP MEL  
**Address Of Project:** 650 Indiana Street

**Parcel Size:** 5,280 square feet  
**Size of Project:** 4,996 square feet  
**Venice subarea:** Oakwood-Millwood-East Venice

**Permit Application Date:** July 28, 2006

**Applicant:** Venicia Development, Inc.,  
Richard Talbert, [dicktalbert@aol.com](mailto:dicktalbert@aol.com)

**Representative:** Cargill Planning,  
Ron Cargill, [rgcarg@aol.com](mailto:rgcarg@aol.com)

**Dates heard by LUPC:** October 25, 2006  
January 3, 2007

**WLA Area Planning  
Commission Dates:** January, 2007  
February 7, 2007  
March 7, 2007

**Community Planning Bureau:** December 4, 2006

**LUPC Motion to Recommend that the VNC Board of Officers approve the project as presented, with one of the three units recognized as an affordable unit as specified**

**by the Venice Coastal Zone Specific Plan, with the condition that the developer brings a statement that he will create an affordable unit to the Venice Neighborhood Council (Board of Officers). Vote: 6 - 0 - 2 Motion passed**

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**REPORT**

**Project Description:** 650 Indiana Street (Oakwood-Millwood-Southeast Venice sub area)  
Site is approximately in the middle of the 600 block of Indiana, with an alley behind, zoned RD1.5-1. Vawter Ocean Park Tract, Blocks E, F, G, H and I, Block J, Lot 13 in accordance with radius map submitted by Continental Mapping Service, 818.787.1663

Total lot size is 5,580 square feet including the alley, 5,280 excluding the alley, proposed project 4,996 square feet.

**Project Description by Applicant on submitted LUPC Project Form Stating Requested Action by Venice Neighborhood Council:**

“Venice Coastal Zone Specific Plan exception and Coastal Development Permit to allow a three (3) unit new condominium building within a dual jurisdiction area, with 2 stories, 25 foot high with seven (7) parking spaces (6 tenant, 1 guest space) and demolition of one single-family dwelling (SFD). The specific plan exception is to allow the three dwelling units within this subarea and to not designate the third unit as a replacement affordable unit. The third unit is not required as a Mello Act replacement”

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

Page 18, Section G. Oakwood, Milwood, 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, one additional dwelling unit shall be permitted for each additional 1,500 square feet of lot area 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.

**Pros:** Residential parking will be taken off the street. If applicant agrees to make the third unit low or very low affordable, affordable housing will be added to the subarea. Two units of upscale housing will be added to the subarea. Applicant shows three (3) rooftop structures instead of one (1) for entire development. Applicant is considering landscaping and “green” elements.

Venice Neighborhood Council  
Land Use and Planning Committee  
650 Indiana Street

**Cons:** There will be three (3) units on a lot zoned for two. The density is not in keeping with the general neighborhood, although there are several multi-unit structures in that neighborhood.

**Summary:** The applicant wants “moderate” affordable; however, when the applicant met with the planners from CD11, the council office was adamant that the affordable unit be either low or very low affordable. The CD11 planners have sent us written confirmation of this negotiation, which is at the end of this report.

I contacted the Los Angeles Housing Department re the affordable housing levels. I talked to Mr. Tim Elliott, Manager, and got the following information regarding affordable rent for a typical 2-bedroom apartment in Los Angeles:

Very low affordable rent = 50% of the LA County area median market rate. i.e. a 2-bedroom apartment would rent for \$780/month

Low affordable rent = 65% of the LA County area median market rate. i.e. a 2-bedroom apartment would rent for \$992/month.

Fair market rent = 100% of LA County area median market rate. i.e. 2-bedroom apartment would rent for \$1189/month.

Moderate rent = 120% of LA County area median market rate. i.e. 2-bedroom apartment would rent for \$1500/month.

Applicant would enter into a covenant with the LA Planning Department regarding the one unit of affordable (whether low or very low) housing which will be monitored by the LA Housing Department. The Venice Coastal Zone Specific Plan provides for a 30-year covenant regarding affordability.

**Public Comment:** Most of the public comments were from neighbors who disapproved of having three units on this parcel.

**Author of Report**

By Challis Macpherson

Date February 15, 2007

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Venice Neighborhood Council  
Land Use and Planning Committee  
650 Indiana Street

Email confirming that CD11 will support the 650 Indian project only if the 3<sup>rd</sup> unit is low affordable.

-----Original Message-----

From: Marina Martos [mailto:marina.martos@lacity.org]  
Sent: Friday, February 16, 2007 1:40 PM  
To: Challis Macpherson; Len Nguyen  
Cc: Grieg Asher; Mark Grant  
Subject: Re: FW: 650 Indiana Avenue

Challis,

To confirm Len's statement, we will support the project at 650 Indiana contingent upon the third unit being designated as a low-income affordable unit.

Thanks, Marina

Len Nguyen 2/16/2007 1:11:50 PM >>>  
Challis,

Re: 650 Indiana, Venice

Just wanted to clarify that Councilmember Rosendahl's support for 650 Indiana is conditioned upon one project unit being low affordable.

Thanks,

Len Nguyen  
Field Deputy & Assistant Planning Deputy  
Councilmember Bill Rosendahl  
City of Los Angeles, 11th District  
1645 Corinth Avenue, Room 201  
West LA, CA 90025  
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