



# Venice Neighborhood Council

PO Box 550, Venice CA 90294

[/www.VeniceNC.org](http://www.VeniceNC.org)

Email: [info@VeniceNC.org](mailto:info@VeniceNC.org),

## LAND USE AND PLANNING COMMITTEE STAFF REPORT

Case Numbers:                   ZA-2012-1994-ZAA  
                                          AA-2011-3026-PMLA-SL-SPP-CDP-MEL  
                                          ENV-2011-3027-MND

Address of Project:               739 California Avenue  
Applicant:

LUPC CASE MANAGER:	Robert Aronson and Jake Kaufman
<b>MOTION: The VNC Board approves the project based on the original project presented as a 4-unit small-lot subdivision and subsequently changed in response to community feedback. It is now presented as a small lot subdivision for 2 lots with 1 single family unit on each parcel, both of which are in full compliance with the Venice Coastal Zone Specific Plan.</b>	
MADE BY:	Sarah Dennison
SECONDED:	Jay Goldberg
VOTE:	7-0

### PROJECT SUMMARY TO VNC:

The project was originally presented to the VNC as a 1-lot/home to 4-lot/home construction project. The VNC voted to appose that project, as presented. The applicant listened to this community input and has come back to the VNC with a 2-lot/home small lot subdivision, with no request for variance or exceptions.

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### ARGUMENTS FOR THIS PROJECT:

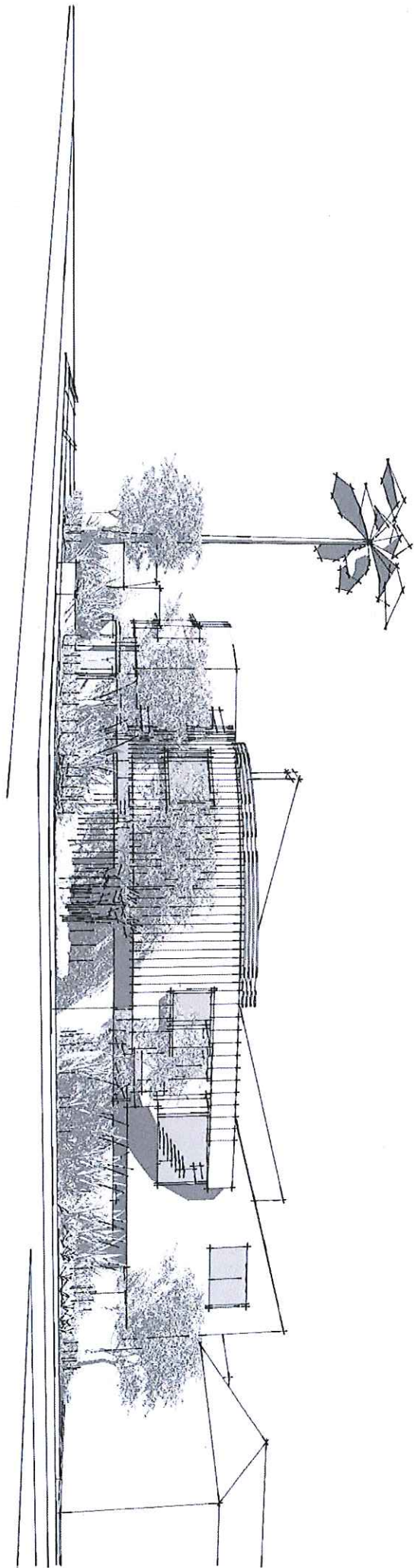
Project and applicant has taken into account the community input and resigned as 2-homes rather than 4. been designed within LA City Zoning code setbacks, and VCZSP height limits.

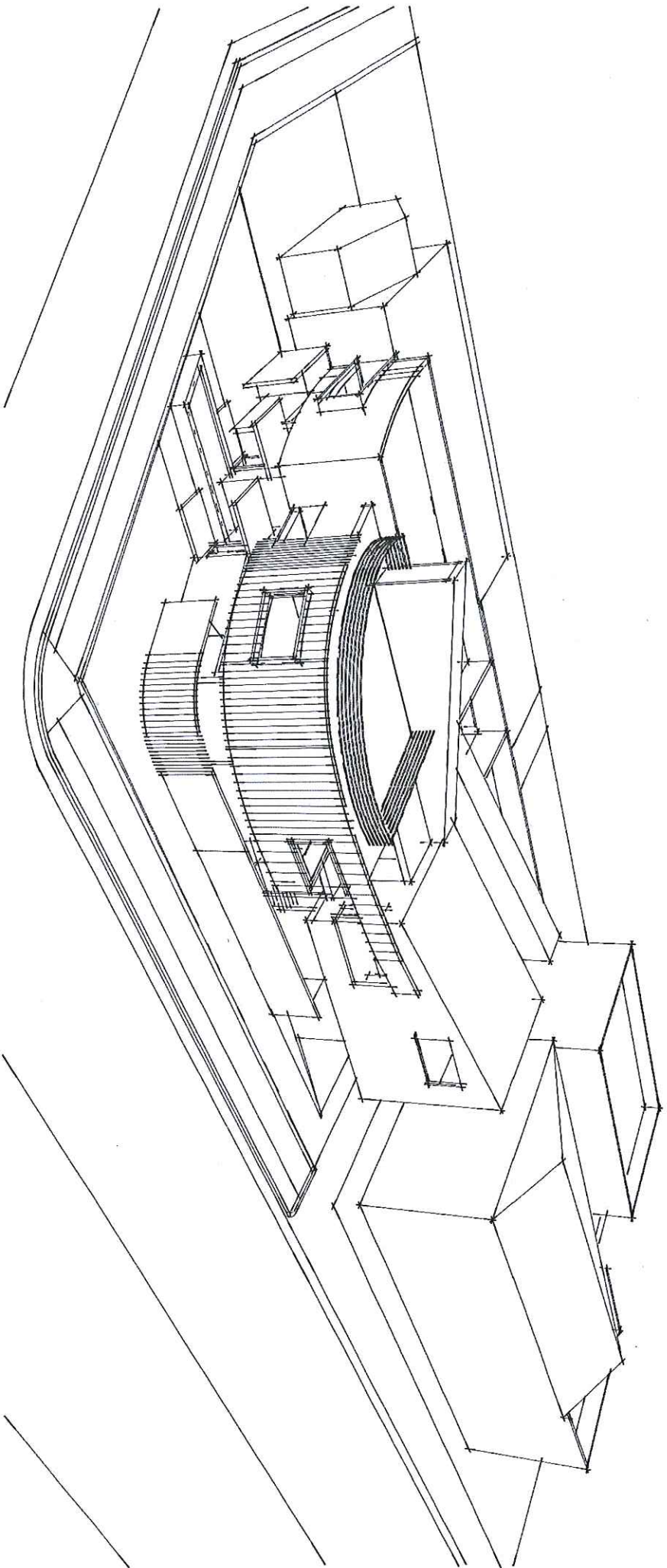
### ARGUMENTS AGAINST THIS PROJECT:

The homes are larger than they would have been if the 4 unit had gone forward, so the homes will be less affordable.



**739 California Avenue**  
**Two single family homes**





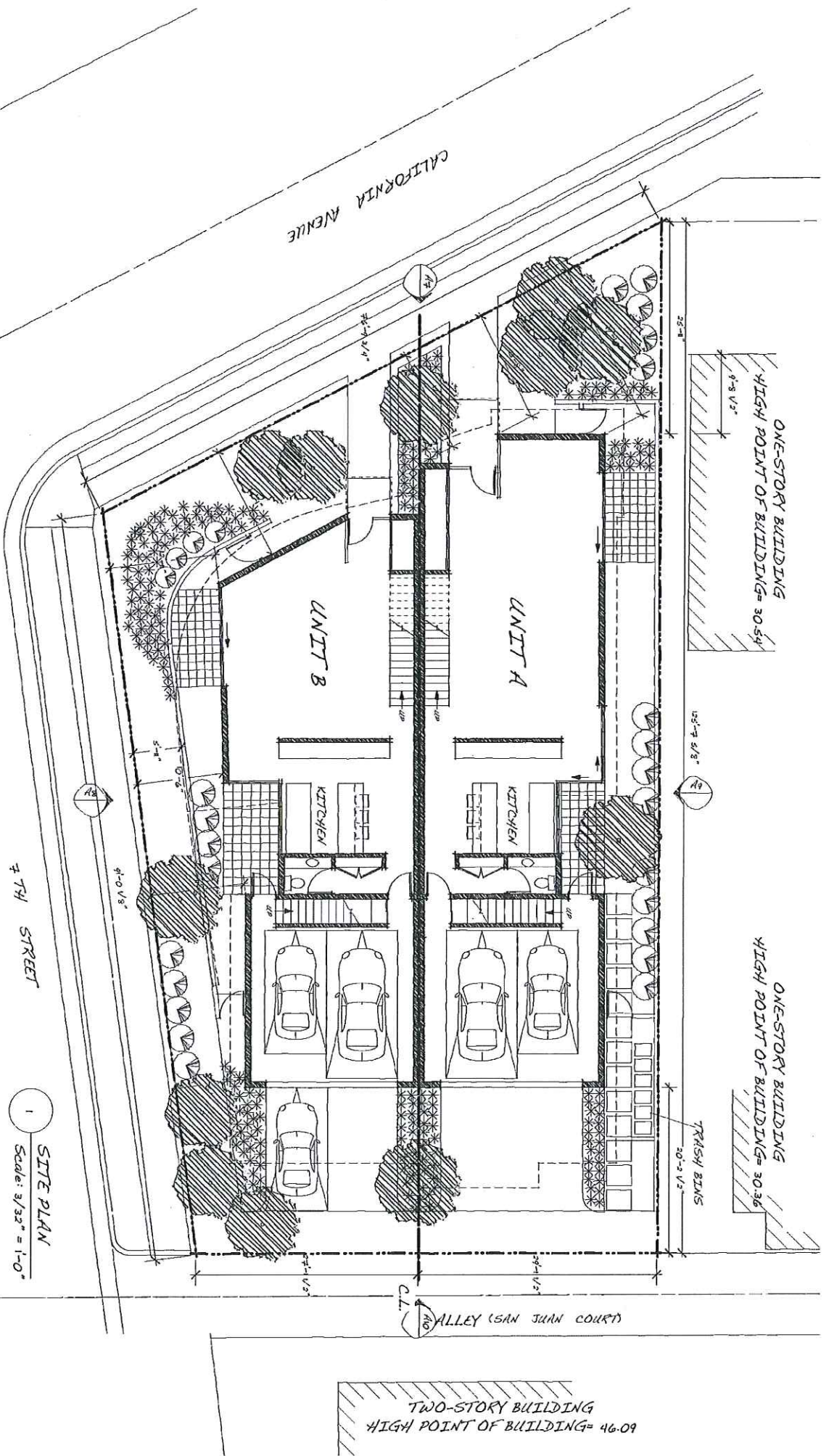
A

Two Single Family Homes

739 CALIFORNIA AVE VENICE, CA 90291

A1

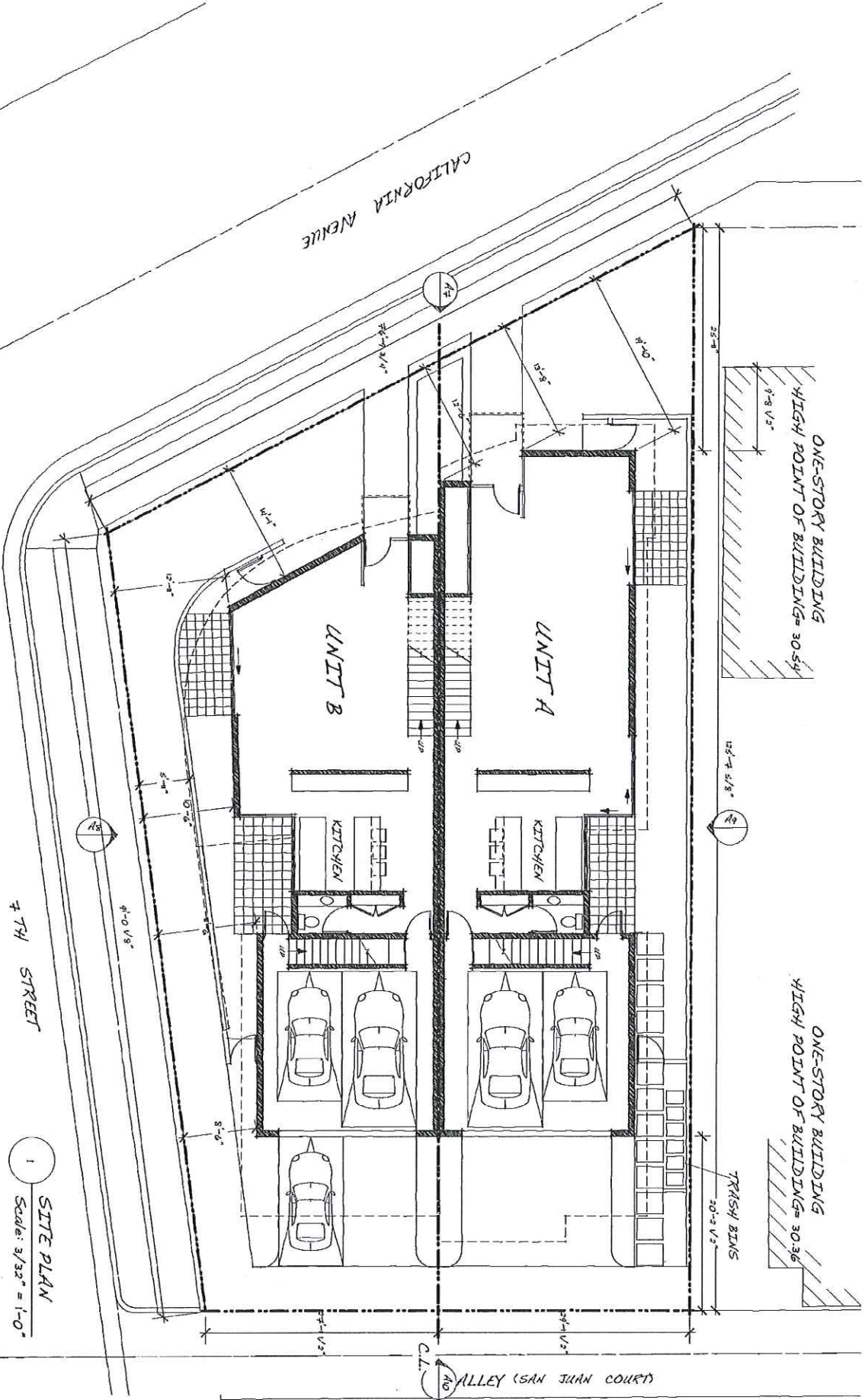
Two Single Family Homes  
739 CALIFORNIA AVE VENICE, CA 90291



7TH STREET

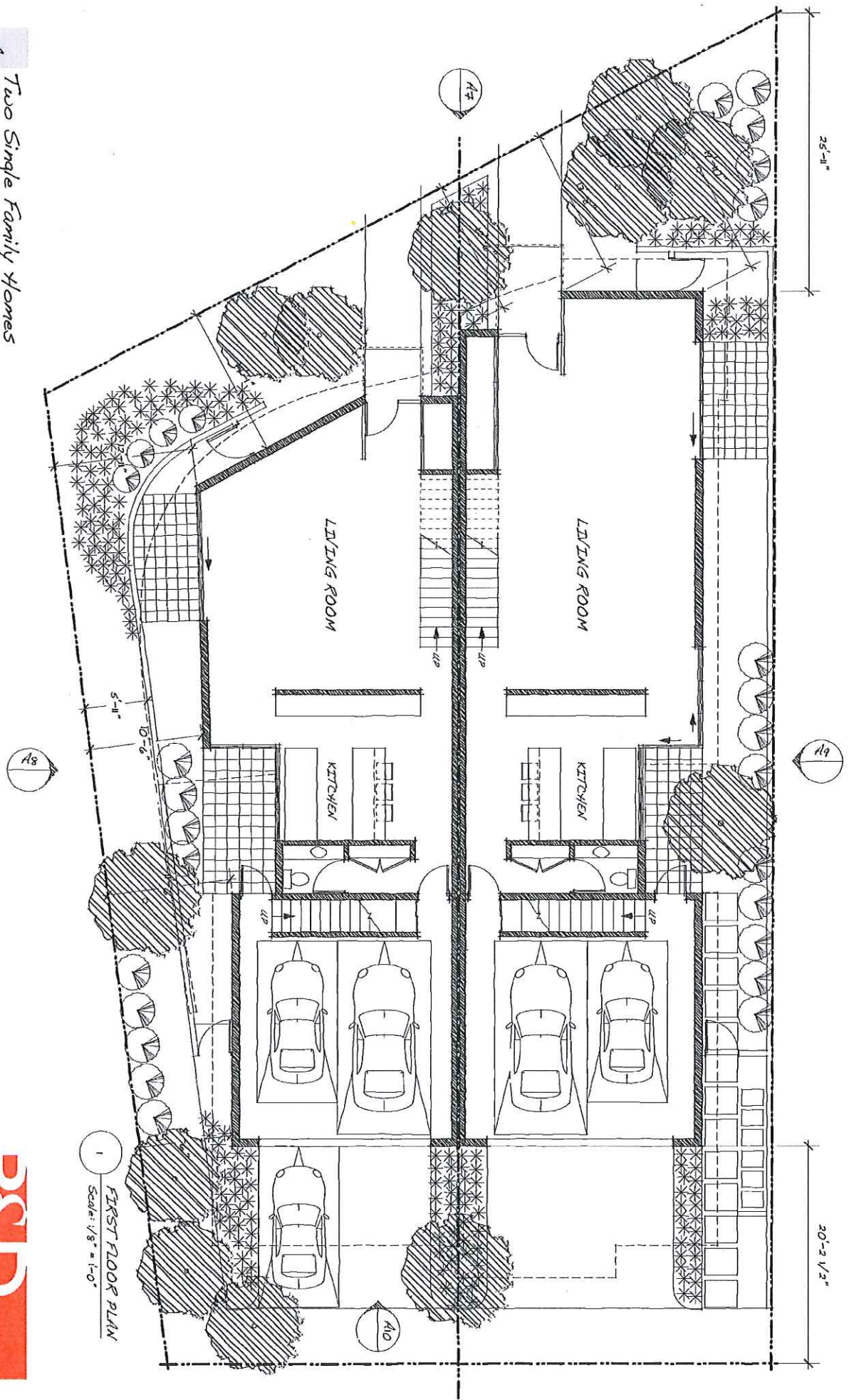
1 SITE PLAN  
Scale: 3/32" = 1'-0"

A2  
 Two Single Family Homes  
 739 CALIFORNIA AVE VENICE, CA 90291



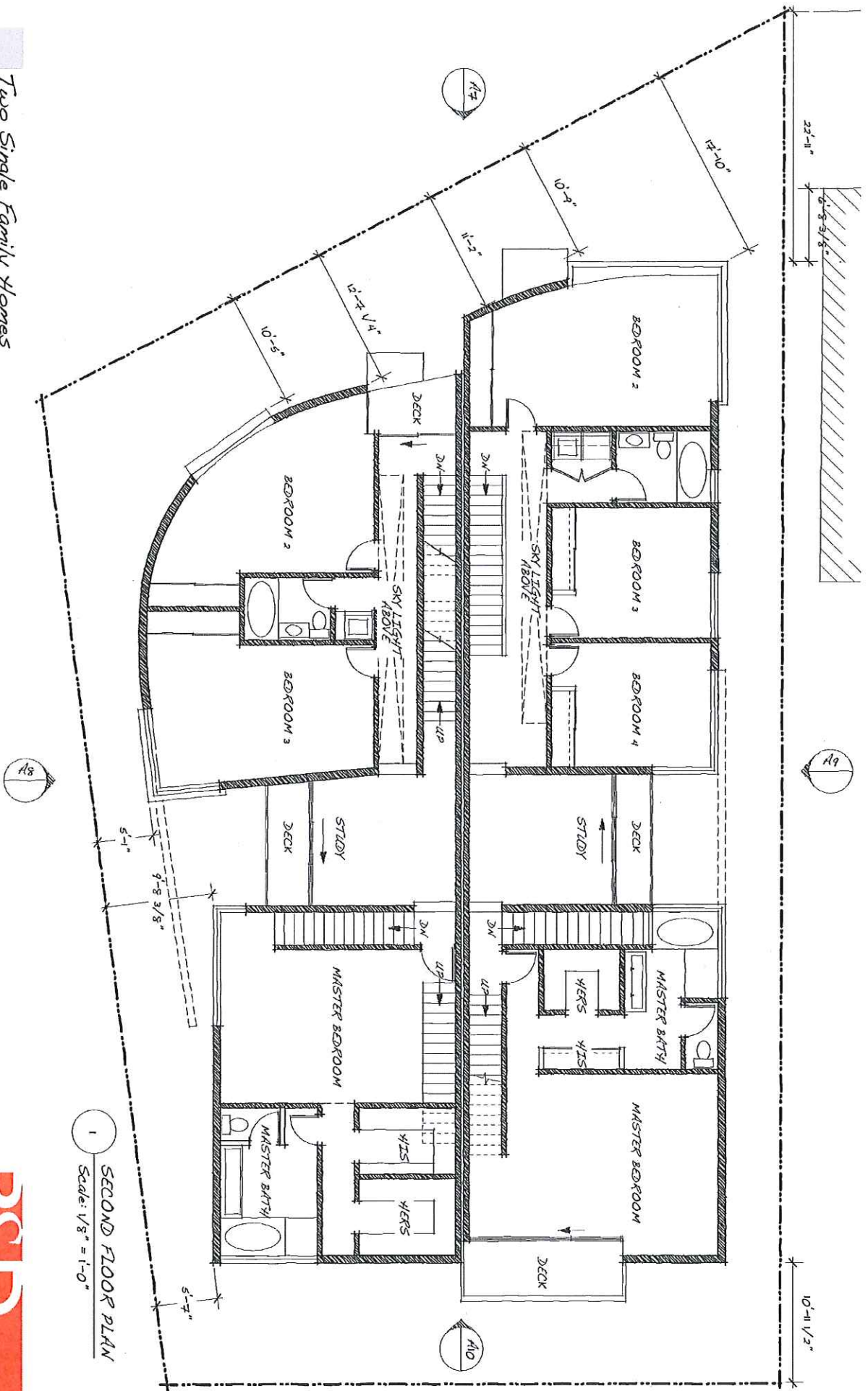
1  
 SITE PLAN  
 Scale: 3/32" = 1'-0"

A3  
 Two Single Family Homes  
 739 CALIFORNIA AVE VENICE, CA 90291



1  
 FIRST FLOOR PLAN  
 Scale: 1/8" = 1'-0"

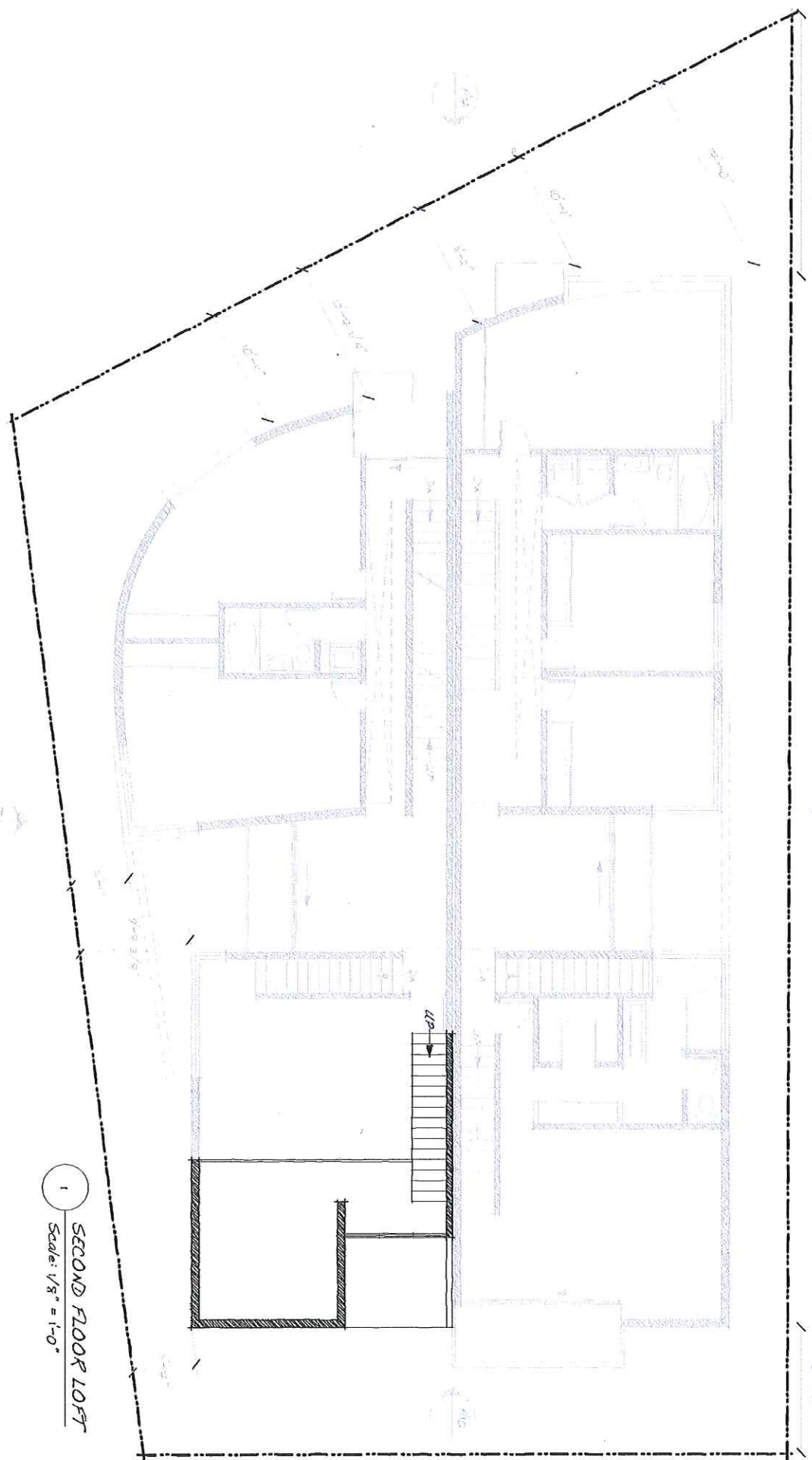
A14  
 Two Single Family Homes  
 739 CALIFORNIA AVE VENICE, CA 90291



1 SECOND FLOOR PLAN  
 Scale: 1/8" = 1'-0"



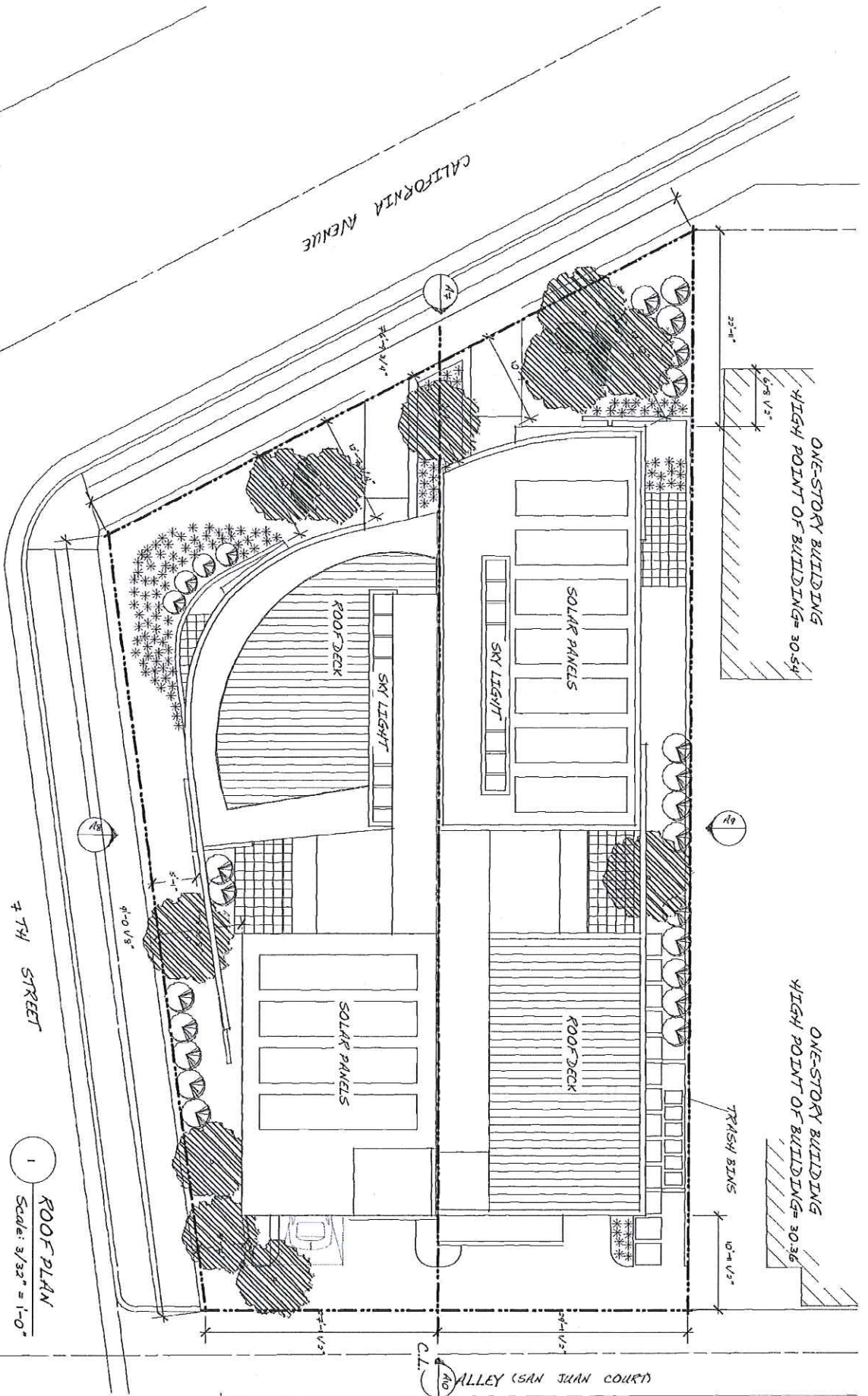
A5  
Two Single Family Homes  
739 CALIFORNIA AVE VENICE, CA 90291



1 SECOND FLOOR LOFT  
Scale: 1/8" = 1'-0"

A6

Two Single Family Homes  
739 CALIFORNIA AVE VENICE, CA 90291



ONE-STORY BUILDING  
HIGH POINT OF BUILDING= 30.54

ONE-STORY BUILDING  
HIGH POINT OF BUILDING= 30.36

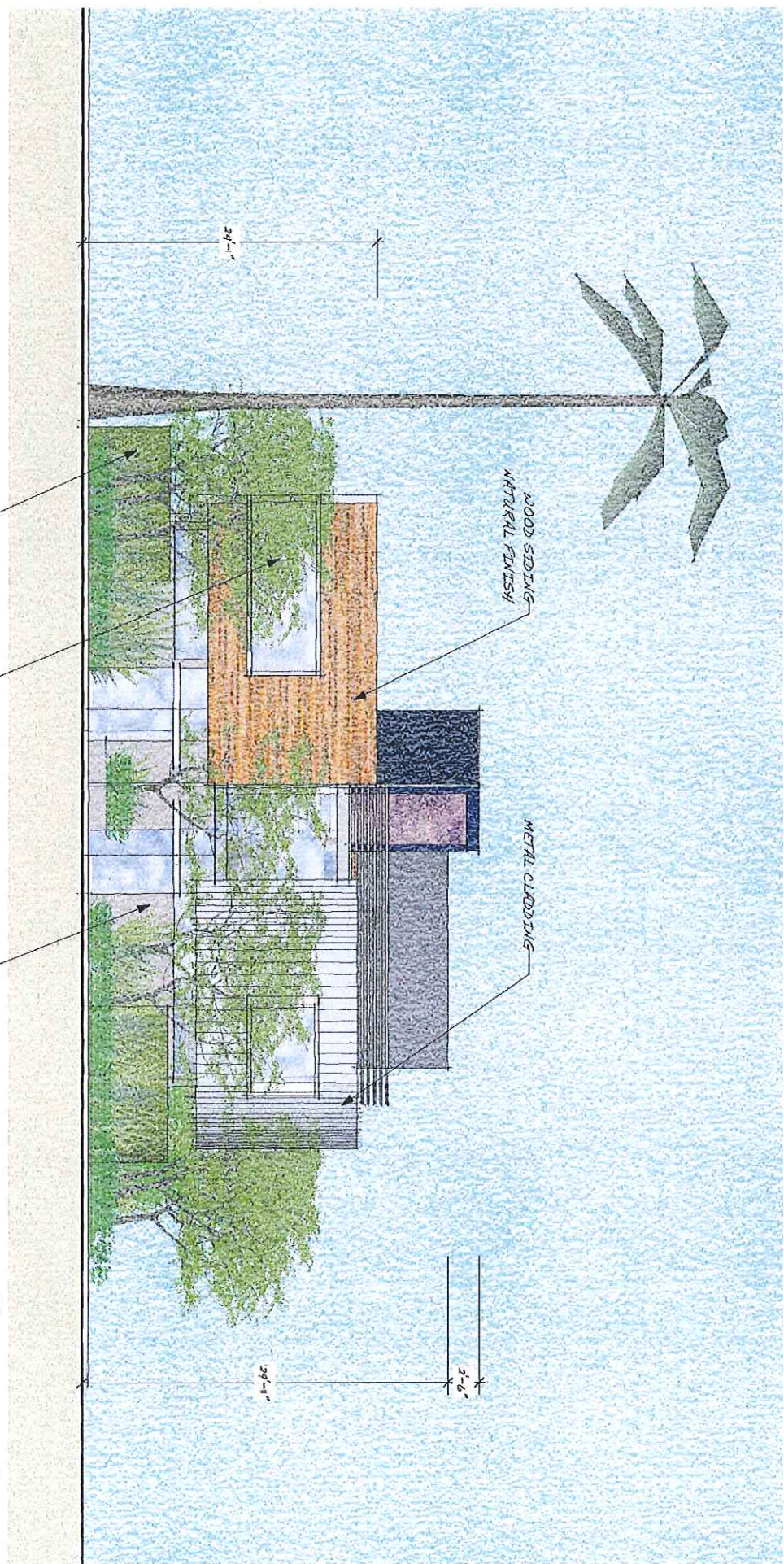
TWO-STORY BUILDING  
HIGH POINT OF BUILDING= 46.09

7TH STREET

ALLEY (SAN JUAN COURT)

1 ROOF PLAN  
Scale: 3/32" = 1'-0"

A4 Two Single Family Homes  
 739 CALIFORNIA AVE VENICE, CA 90291

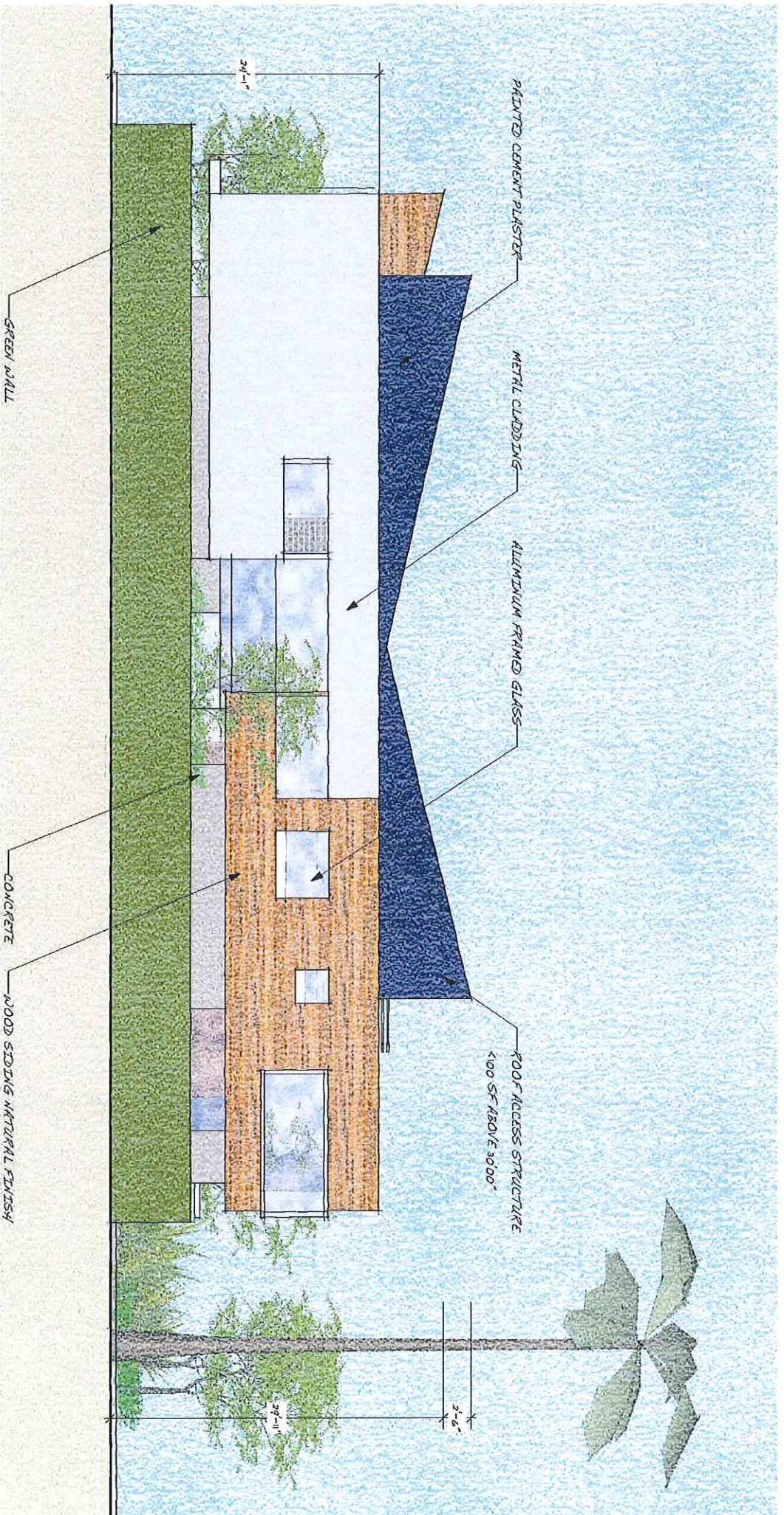


1 SOLITY ELEVATION  
 Scale: 1/8" = 1'-0"



1 EAST ELEVATION  
 Scale: 1/8" = 1'-0"

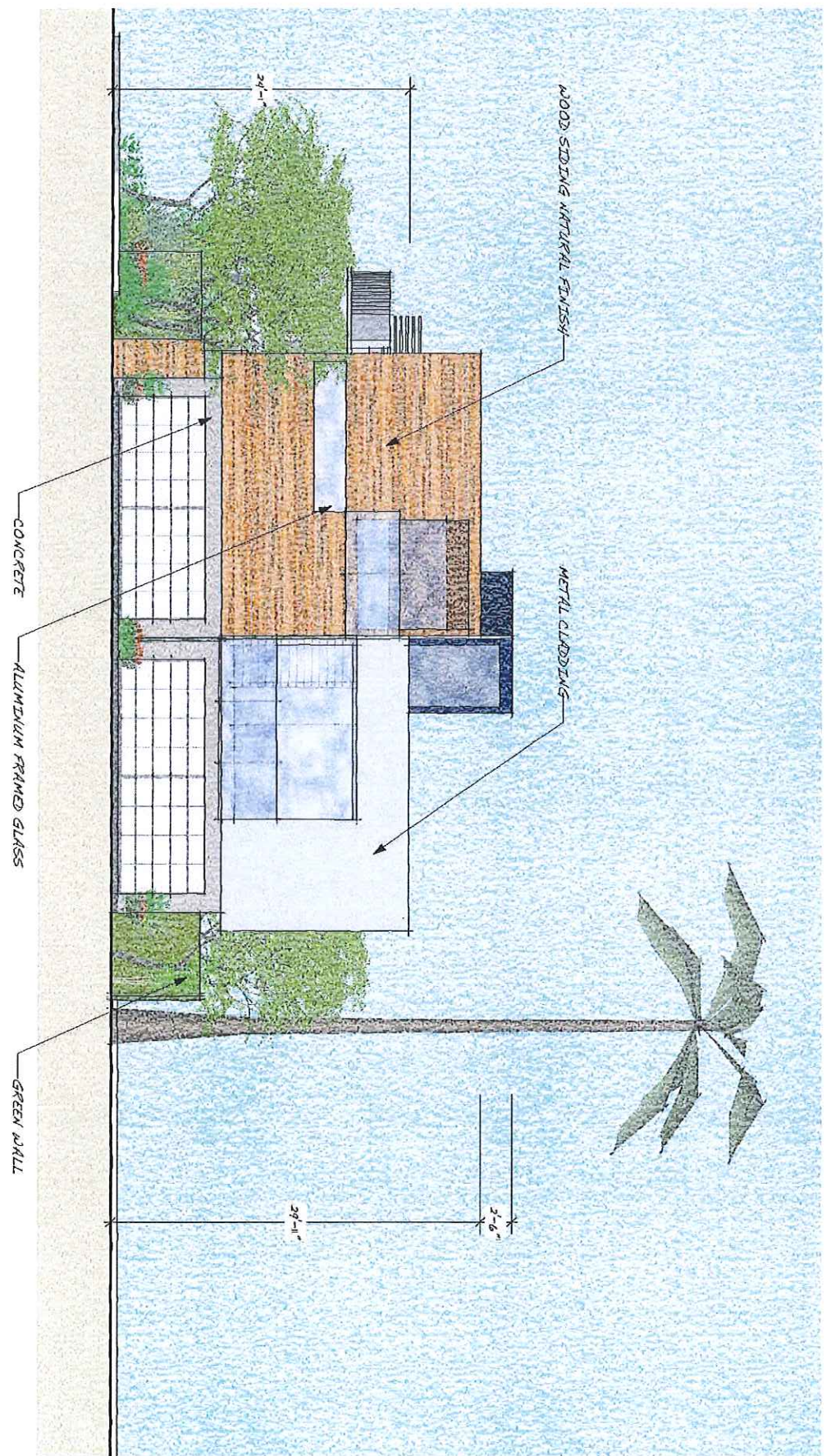
A8 Two Single Family Homes  
 739 CALIFORNIA AVE VENICE, CA 90291



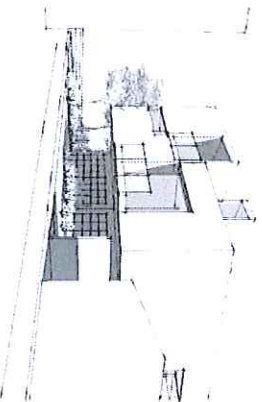
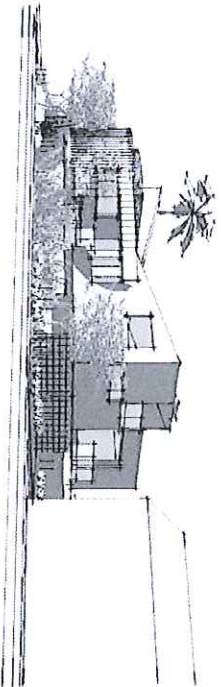
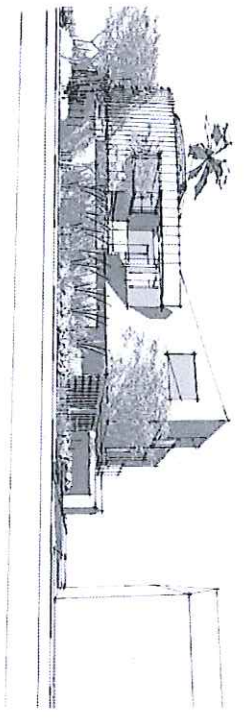
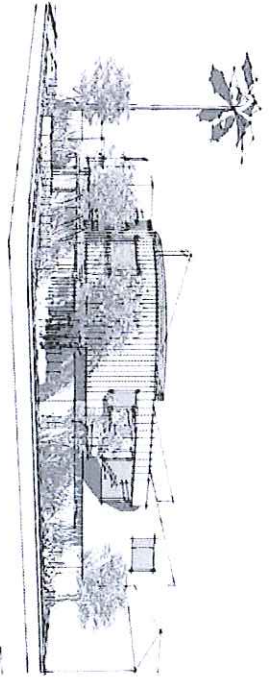
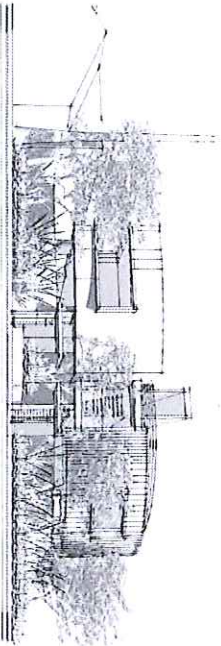
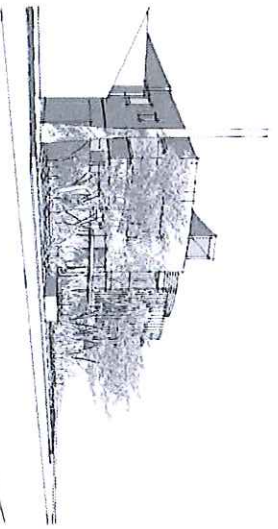
A19  
 Two Single Family Homes  
 739 CALIFORNIA AVE VENICE, CA 90291

1 WEST ELEVATION  
 Scale: 1/8" = 1'-0"

A10  
Two Single Family Homes  
739 CALIFORNIA AVE VENICE, CA 90291



1 NORTH ELEVATION  
Scale: 1/8" = 1'-0"



A11

Two Single Family Homes  
439 CALIFORNIA AVE VENICE, CA 90291