



**CITY OF LOS ANGELES
PLANNING DEPARTMENT**

City Hall • 200 N. Spring Street, Room 621 • Los Angeles, CA 90012



**COMMUNITY PLANNING BUREAU
DIRECTOR OF PLANNING SIGN-OFF**

Venice Coastal Specific Plan (Ordinance 175,693)

Case Number:	DIR2006-7721-VSO	Date: 09/05/06	
Applicant Name:	Tsao Pearson (owner) / Chino (representative)		
Applicant Address:	925 Palms Blvd		
	City: Venice	State: CA	Zip: 90291
Project Location:	923 E Palms Blvd		
	Zoning: R2-1	Subarea: Oakwood-Milwood-SE Venice	
Existing Use: SFD + detached 2-car carport		Proposed Use: 2 DUs	
Project Description:	demo 2-car carport; construct 3-car garage w/ an SFD above @ rear of lot. No change to (E) front SFD (PCIS 06010-10000-02198)		

A Specific Plan Project Permit Compliance is not required for the reasons below:

In the Dual Jurisdiction	
<input type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not located on a Walk Street
In the Single Jurisdiction	
<input type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not on a Walk Street
X	New construction of one single-family unit, and not more than two condominium units, not Walk Street
<input type="checkbox"/>	New construction of four or fewer rental units, not located on a Walk Street
<input type="checkbox"/>	Demolition of four or fewer units
Anywhere in the Coastal Zone	
<input type="checkbox"/>	Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (10%).
<input type="checkbox"/>	Any Venice Coastal Development project that has been Categorically Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.

This application has been reviewed by the staff of the Community Planning Bureau, and the proposed project complies with the provisions of the Venice Coastal Specific Plan and all development requirements contained in Section 8.A, 10.G, and 13.

Oakwood-Milwood-Southeast Venice Subarea Development Regulations			
SECTION	STANDARDS	REQUIRED	PROPOSED PROJECT
10.G.2	Density	max 2 dwelling units	2 units
10.G.3	Height	Flat Roof - 25 feet Varied Roofline - 30 feet	22' (new) maintain (E) ht of (E) SFD
10.G.4	Access	Alley	from alley, Milwood Court
13	Parking	SF - 2-3 spaces per unit depending width MF - 2 spaces plus 1 guest depending width	3 pkg spaces in an attached garage; 2 uncovered

The proposed project shall comply with all other regulations of its subject zone and all other provisions of the L.A.M.C. This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.

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