

Land Use and Planning Committee
October 24, 2007
Item 6C
Case #: ZA-2007-1322-CDP

Report Prepared by: Maury Ruano

Project Location 2918, 2924 Pacific Avenue
 2917, 2925 Strong's Drive

VSP Sub-area North Venice

Applicant Name: Pac Canal LLC

Presenter Name: Glen Irani (Architect)

ZONING ANALYSIS		
	PERMITTED/REQUIRED	PROPOSED
ZONING	RD1.5	R1
DENSITY	4 UNITS	4 UNITS
HEIGHT	30 FT. (35 FT W/ VARIED ROOFLINES)	35 FT W/ VARIED ROOFLINE
SETBACKS	FRONT: 5 FT SIDE: 4 FT REAR: 0 FT	FRONT: 5 FT SIDE: 4 FT REAR: 0 FT
PARKING	8 RESIDENTIAL 0 BIZ	8 RESIDENTIAL 0 BIZ
AFFORDABLE HOUSING	VSP: 0 MELLO ACT: 0	VSP: 0 MELLO ACT: 0

The applicant is proposing 4 separate lots for 1 SFD on each lot subdivided from 2 existing lots with 5 recorded dwelling units total according to the provisions of the Small Lot Subdivision (Townhome) Ordinance No. 176,354

The applicant is also seeking a zone change from RD1.5 to R1. However, the Small Lot Subdivision Ordinance does not apply to R1 zones. Therefore, if the applicant would like utilize Ordinance No. 176,354 the zoning must remain RD1.5.

All the other planning characteristics of the development are in full compliance with the LAMC and the VSP.

Therefore, the development should be recommended to the VNC Board for approval as presented except for the requested zone change from RD1.5 to R1.