

## **DRAFT LUPC STAFF REPORT, September 8, 2008**

**Project Address:** 10 19<sup>th</sup> Avenue

**Case Number:** APCW-2007-2429-SPE-SPP-CDP-MEL  
ENV 2007-2430-MND

**Applicant:** Glen and Jane Hickerson, Sonoma, CA; email: GHickerson@JetWorks.aero; phone: (415) 568-4822

**Applicant's Representative:** Steve Kaali, Windrich Group, Canoga Park, CA;  
email: askaaliman@gmail.com; phone: (818) 795-7697

**Size of parcel:** 5,279 square feet, as per ZIMAS; 60' x 88', a corner lot at the southwest corner of 19<sup>th</sup> Avenue and Speedway. 19<sup>th</sup> Avenue is a walk street, and there is alley access from the south side of the property and on Speedway.

**Size of project:** Existing 7,600 square foot 10-unit apartment building constructed in 1971 (as per ZIMAS); approximately 41' tall (as per City Planning Recommendation Report); 16 parking spaces inside closed garages, 12 tandem, 4 standard

### **Parking:**

Unit mix/parking: 2 2-bedroom units, 1 tandem parking space per unit  
2 1-bedroom + loft units, 1 tandem parking space per unit  
4 1-bedroom units, 1 standard parking space per unit  
2 singles, tenants share a tandem parking space

The Manager's unit (existing illegal 11<sup>th</sup> unit) uses the remaining tandem space for parking and for himself and for vendor/maintenance/repair person parking

The Manager reports that no tenants park on the street, and there is no guest parking

The project is located in the Beach Impact Zone as defined in Section 5.D. of the VCZSP, and the Beach Impact Zone parking requirement is "One parking space for each 640 square feet of floor area of the Ground Floor," as that term is defined in Section 5.M. of the VCZSP. The only Ground Floor area is the lobby and the Manager's unit which are less than 640 square feet, which would require 1 BIZ parking space.

**Zoning:** R3-1-O

**General Plan Land Use:** Medium Residential

**Venice Subarea:** North Venice, VCZSP Section 10.F.

**Permit Application Date:** As per Applicant, final papers filed on ?? (need date)  
Master Land Use Permit Application filed on ?? (need date)

**West L.A. Area Planning Commission Hearing Date:** September 17, 2008

**Nature of Application:** A previous owner converted a storage area into an illegal unit which has been occupied by the building manager for the last 16 years. The Applicant is requesting a

Specific Plan Exception, Project Permit Compliance review, and a Coastal Development Permit (as per the City Planning Recommendation Report) as follows:

1. Pursuant to Section 11.5.7 F of the Municipal Code, an Exception from the following Sections of the Venice Coastal Zone Specific Plan:

A. Section 10.F.2 to permit density to be calculated by permitting one unit for each 479 square feet of lot area in lieu of the required 1,500 square feet per unit as specified by the Specific Plan.

B. Section 13.D to permit the requested 11th unit to provide only one parking space in lieu of two (2) parking spaces per dwelling unit and one guest parking space as is otherwise required..

2. Pursuant to section 8.B. of the Venice Coastal Zone Specific Plan and Section 11.5.7 of the Municipal Code, a Project Permit Compliance determination.

3. Coastal Development Permit for the above.

**ISSUES:**

**Parking:**

**Density:**

**Preserving Affordable Housing:**