

Venice Neighborhood
Council
Post Office Box 550
Venice, CALIFORNIA 90294
310 392 2217

**Land Use and Planning
Committee Report to VNC
Board of Officers**

February 17, 2009

Case Number: ZA-2008-3153-ZAA-ZV

Address of Project: 2004 Glencoe Ave, Venice, CA 90291

SYNOPSIS OF PROJECT FOR VNC BOARD of OFFICERS:

This is an application for two Variances. The first variance is for converting an existing 339 sf garage into an artist studio. The proposed project requires zoning relief to allow 2-compact, uncovered parking spaces in lieu of the code required 1-standard & 1-compact parking space. The code section from which relief is requested is 12.21.A.4 (a), and the code section that authorizes relief is 12.27.

The second variance is for a 2' side yard setback in lieu of the code required 5'. The code section from which relief is requested is 12.07.C.2, and the code section that authorizes relief is 12.28.

LUPC is of the opinion that neither of these variances will adversely affect the neighbors or the neighborhood.

Size of Parcel:	5,465.4
Size of Project:	1,570 sq feet.
Venice Subarea:	East of Lincoln Blvd, Venice
Zone:	R1-1VLD
Permit Application Date:	July 29th 2008
Date of Planning Report:	n/a
Date of End of Appeal Period:	n/a

Planning Report Prepared by: Matthew Geller

Applicant: Campbell Laird & Heather White-Laird
Address: 2004 S Glencoe Avenue Venice, CA 90291

Representative: King Woods & Associates, Inc.
Contact Information: Tel 909-396-9193
Date(s) heard by LUPC: January 14th 2009

Zoning Administration Date: TBA

WLA Area Planning TBA
Commission Dates:

LUPC MOTION: LUPC moves to allow the project as submitted to be approved.

STAFF REPORT

Project Description: The applicant wishes to convert an existing 339 sf garage into an artist studio. The proposed project requires zoning relief to allow 2-compact, uncovered parking spaces in lieu of the code required 1-standard & 1-compact parking space. The code section from which relief is requested is 12.21.A.4 (a), and the code section that authorizes relief is 12.27. The proposed project also requires a 2' side yard setback in lieu of the code required 5'. The code section from which relief is requested is 12.07.C.2, and the code section that authorizes relief is 12.28.

Applicant described the project on the LUPC Project Form as:

Applicant has filed a zone variance in regards to reduced parking and a ZAA to allow for a 2 ft. side yard setback in conjunction with the conversion of a single-family dwelling garage into a home-occupation, artist studio. This would convert an existing 339 sf garage into an artist studio in conjunction with a single-family dwelling in the R1-1 VD zone. The proposed project requires a zone variance to allow 2-compact, uncovered parking spaces in lieu of the code required 1-standard and 1-compact parking space, and a zoning administrator adjustment for a reduced 2-foot side yard. Owner/applicant of record is Campbell Laird & Heather White-Laird currently residing at 2004 South Glencoe.

Section of Venice Coastal Zone Specific Plan and/or the Los Angeles Municipal Code governing this particular site and application: Venice Community Plan

Summary of Arguments Against this Project/Issue: These two variances do not create a substantial effect on the property or the neighborhood. A weak argument against approval of this project is the fear that others will want similar variances for similar projects, leading to a deterioration in the potency of the covered parking requirement.

Summary of Arguments For this Project/Issue: This project was initially approved, after the applicants did the work the City pulled their approval and placed an undue burden on the applicants. The project will not negatively impact the neighborhood, and the applicants have provided the LUPC board with signatures of all their neighbors that approve of their project.

Summary of Public Comment: There was no public comment against this project. The representative for the applicants reiterated that the project was initially approved, the neighbors were behind the project, and to not approve the variance would place an undue burden on the applicants.

Summary of Findings by LUPC: The LUPC board found that the project would not adversely affect the surrounding neighbors or neighborhood. LUPC also concluded that the applicants had acted in good faith believing that they had done everything necessary to proceed with the conversion. Additionally, LUPC believes that the neighbors directly surrounding the project feel comfortable with the proposed variance. LUPC was provided signatures from all surrounding properties

Authors of Report: Matthew Geller

Date: January 24th 2009

Draft of LUPC Recommended Letter from VNC Board of Officers to Council District 11 and selected others.

Draft of Community Impact Statement

Approximate Hours Spent on this Project by LUPC Staff: 4