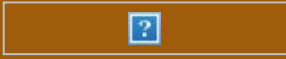


From: [Google Forms](#)
[andrea.andreamichaelsondesign.com](#)
To: LUPC Agenda Application
Subject: LUPC Agenda Application
Date: Wednesday, June 2, 2021 1:49:18 PM



Thanks for filling out [LUPC Agenda Application](#)

Here's what we got from you:

Edit response

LUPC Agenda Application

Email *

andrea@andreamichaelsondesign.com

Project Street Address *

2704 Strongs Drive

Assessor Parcel Number (APN) *

4227-017-016

Owner *

2704 strongs drive LLC
.....

Representative (architect, consultant, etc)

andrea michaelson design
.....

Project Description (scope of work) *

REMODEL AND ADDITION OF 1513 SQUARE FEET TO AN EXISTING TWO STORY
RESIDENCE
.....

Case Status *

Filed a Case with Los Angeles City Planning Department (insert case number
below)

Plan to file for an Administrative Coastal Development Permit after VNC process

Other:

Case Number(s) (if applicable)

DIR-2020-2752-CDP
.....

Type of Project *

Single Family or Duplex, or Triplex

Multi-Family Residential (4 units or more)

Mixed-Use or Commercial

Restaurant/Bar

Alcohol related Conditional Use Case

Other:

Type of Construction *

Existing Structure, Change of Use

Existing with Remodel/Addition

New Construction

Other:

Do you propose to remove a housing unit through demolition or conversion? If yes, provide Mello determination letter from HCIDLA *

Yes

No

Historic Resources

Category *

Not Applicable

Located in a SurveyLA potential historic district, and identified as a contributor

Located in a Survey LA potential historic district, but not a contributor

Identified as an individually significant historic resource

Resource Report *

- I do not plan to complete a resource report from a qualified consultant
- I have completed a resource report from a qualified consultant and will provide to LUPC
- Not Applicable

Venice Specific Plan / Zoning Code

Are you applying for any variances and/or adjustments from the Zoning Code or Venice Specific Plan? State Yes or No. If yes, describe what is being applied for and reasoning/justification

.....

Subarea *

- Ballona Lagoon West Bank Subarea
- Ballona Lagoon (Grand Canal) East Bank Subarea
- Silver Strand Subarea
- Marina Peninsula Subarea
- Venice Canals Subarea
- North Venice Subarea
- Oakwood-Milwood-Southeast Venice Subarea
- Oxford Triangle Subarea
- East of Lincoln (Not in Coastal Zone)

Zoning *

—

R1-1

R2-1

RD1.5-1

R3-1

R3-1

C1-1

C2-1

C4-1

M1-1

CM-1

Other: RW1-1-0

Parking Required *

2 PARKING SPOTS

Parking Proposed *

4 PARKING SPOTS

Building Height Limit (top of structure for flat roof or top of slope for varied roof line *)

29'-7"

Are you proposing a Roof Access Structure? If so, describe size and height above height limit *

NO

Lot Area *

2520 SQUARE FEET

Buildable Area in Square Feet =(Lot Area - Required Yard Area) *

2520-350=2170

Allowable FAR Limit (Floor Area Ratio) See Zoning Summary for FAR information:

http://planning.lacity.org/zone_code/Appendices/sum_of_zone.pdf *

GROSS FLOOR AREA 3754.50 SF/2170=1.73

Total Allowable Floor Area in Square Feet = (Buildable Area X FAR limit) *

2170X1.73=3754.10

Total Floor Area in Square Feet Proposed *

3754.50

Total Allowable Density (number of dwelling units) *

1

Total Density Proposed (number of dwelling units) *

1

Community Outreach

New/Remodel projects which are Single Family up to 3 units are strongly suggested to mail an outreach letter at a radius of 250 feet per the tool on zimas.lacity.org, and notify the Chair of LUPC of the time/place. Outreach letters are recommended to be sent by a verifiable service such as BTC or an online service that can show the address list and receipt of payment. It is also recommended that a member of LUPC must be present at your meeting to observe and record feedback.

Have you conducted the recommended community outreach meeting? *

Yes

No

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