



Venice Neighborhood Council

PO Box 550, Venice CA 90294

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**LAND USE AND PLANNING
COMMITTEE STAFF REPORT
Submitted to LUPC Dec 4th 2013**



Case Numbers: ENV-2013-1084-MND
ZA 2013-1085-DDP-MEL-ZAA
Address of Project: Sunset Avenue, Venice, CA 90291
Property Owner: Rupesh Lunia and Richa Ruchita
Owner's Representative: Sean Nguyen

ADDRESSES:	758 Sunset Ave, Venice, CA 90291
CASE NUMBERS:	ENV-2013-1084-MND ZA 2013-1085-DDP-MEL-ZAA
LUPC CASE MANAGER:	Mehrnoosh Mojallali
MOTION:	<p>While we recognize City Planning has approved projects under the SLSO (Small Lot Subdivision Ordinance), the Venice Neighborhood Council feels that the Venice Coastal Zone Specific Plan should trump or take precedent (meaning 2 homes or 3 with 1 being a replacement affordable). Further, we request that no variance, exceptions or adjustments be accepted on completely new developments. Finally, we do not feel that this project meets the unique character intent of the Specific Plan because:</p> <ol style="list-style-type: none"> 1) 70% homes in surrounding 4 blocks are single story and 22% are 2 story and less than 7% are similar in size; 2) this project decreases the density (%) of affordable units in the area. 3) the lot coverage is beyond that which Venice would like to see. 4) this level of density as specific by Specific Plan shall require provide guest parking.
MADE BY:	Jake Kaufman
SECONDED:	Jim Murez
VOTE:	4-0-2
DATE APPROVED BY LUPC:	Feb 5, 2014

PROJECT SUMMARY:

Existing on site is a single family residence to be demolished and replaced with 3 units lot subdivision with 2 parking spaces per each new dwelling. Adjustment is required to grant a reduced lot area of 4,670 SQ.FT. in lieu of 5,000 SQ.FT. for RD1.5.1-section 17.03.

Also, adjustment is requested to permit one-foot balcony projection into side yards.

PARKING:

There will be a total of 6 on site covered parking

PLANNING DEPARTMENT HEARING:

On Jan. 9th, 2013, the project was presented at public hearing and no decisions were made by the planning board. The applicants were required to present to LUPC and VNC prior to their return and presentation for final decisions.

COMMUNITY OUTREACH:

The applicant notified 12 abutting neighbors about the community outreach meeting on Dec 2, 2013 on site. The meeting included 12 adjoining residences. In general the attendees liked the project however objected to the scale and massing of the project. Other concerns regarding this development were parking access to the site, natural light reduction for surrounding neighbors, space separation between buildings, construction process and environmental concern, trash location/pick up and site landscaping proposals.

Size of Parcel:	4,670 SF
Size of Project:	Parcel A= 1,998 SF Parcel B= 1,961 SF Parcel C= 1,675 SF
Number of Stories:	2-3 stories and 1-2 stories with partial roof decks and second level deck
Lot Dimensions:	40'X120.05'
Assessed Land Value:	unknown
Last Owner Change:	unknown
Project Description:	3 lot subdivision
Venice Sub-Area:	Oakwood/Milwood
Zone:	RD 1.5.1
Zoning Administrator Hearing:	
Date of Planning Report:	
LUPC Staff Report Done By:	Mehrnoosh Mojallali
Owner/Applicant:	Rupesh Lunia and Richa Ruchita
Owner's Representative:	Jean Nguyen
Contact Information:	213-880-6289
Date(s) heard by LUPC:	Dec. 4 th /2013
Applicant's Neighborhood Mtg:	Dec. 2 nd /2013
Mello Act:	N/A
Environmental:	Mello Act

LUPC Report compiled by: Mehrnoosh Mojallali

Estimated number of hours of staff time: 10