



Venice Neighborhood Council

PO Box 550, Venice CA 90294

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LAND USE AND PLANNING COMMITTEE STAFF REPORT

Submitted to LUPC November 6,
2013



DRAFT

Case Numbers: AA 2013-2125-PMLA-SL
 ZA 2013-2127-CDP-MEL
 ENV 2013-2126

Address of Project: 530-532 East Grand Blvd., CA 90291

Property Owners: Mark Cigolle, Katharine Coleman, Reid Cigolle

Owner's Representatives: N/A

<u>CASE NUMBERS:</u>	AA 2013-2125-PMLA-SL ZA 2013-2127-CDP-MEL ENV 2013-2126
<u>LUPC CASE MANAGER:</u>	Sarah Dennison
<u>DRAFT MOTION:</u> LUPC recommends approval of this small lot subdivision project as presented based upon the following:	
<ol style="list-style-type: none"> 1. The applicant is not requesting any exceptions, modifications or variances, from the VCZSP; 2. The project as presented is compatible with the character and scale of the immediate neighborhood and block: 3. Approval will be contingent upon community support for the project as Community Outreach meeting has not yet be held (scheduled for 11/10/13 at 4:00PM on site.) 	
<u>MADE BY:</u>	
<u>SECONDED:</u>	
<u>VOTE:</u>	
<u>DATE APPROVED BY LUPC:</u>	

PROJECT SUMMARY TO VNC:

This project is an application for a Coastal Development permit and Parcel Map/Small Lot Sub-Division permit for 2 lots zoned RD1.5-1 in the North Venice Sub-Area on the south side of Grand Blvd. The property is to be subdivided into 3 resulting lots each designed with a single-family home (SFD). The combined existing lot area is 4500 SF. The existing 1 story duplex on the property will be demolished. The SFD’s fronting Grand Blvd. are 3 stories in height as is the rear, alley-facing SFD that consists of a 2 story SFD located above parking for all units.

LUPC STAFF REPORT

SYNOPSIS:

The applicant is applying pursuant to the Small Lot Subdivision (Ordinance # 176,354) and the Director’s Determination Concerning Small Lot Subdivisions in the Venice Coastal Zone Specific Plan and is not requesting any exceptions, modifications or variances to the Venice Coastal Zone Specific Plan (VCZSP) of the Los Angeles City Zoning Code.

Setbacks: The outer building facades setbacks where they face front street, alley and adjacent side neighbors are, respectively, 10’6”, 15’-0” and either 4’-0” or 5’-0”.

Height: The project buildings’ heights conform to the regulations for 30’-0” at flat roof conditions and 35’-0” when the roof plane slopes at a 1:2 ratio.

Parking: Two parking spaces, one full size and one compact, are provided for each of the 3 SFD homes. Each SFD has at least one covered space. All parking is entered from the alley. Guest parking is not required and has not been provided.

Easements: Utility and Reciprocal Access easements for the units occur along the side yards. Access to the alley-facing SFD occurs from that public right-of-way as well as from Grand Blvd. through a flight of stairs located within an access easement between the 2 SFD’s facing Grand Blvd.

Ground Level Habitable Space: The units facing Grand Blvd have spaces with windows facing Grand; ground-level habitable space for the rear unit facing the alley is unclear from the current drawings and needs to be confirmed.

Community Outreach: Outreach to adjacent neighbors is in progress. No neighborhood outreach meeting has been held, but applicants are meeting in person with owners or occupants of immediately abutting properties with the intent of gathering their support for the project prior to the scheduled LUPC and VNC hearings. A community Outreach meeting is scheduled on site for November 10, 2013 at 4:00 PM.

Requests:	The applicant is not requesting any exceptions, modifications or variances to the Venice Coastal Zone Specific Plan (VCZSP) of the Los Angeles City Zoning Code.
Size of Parcel:	4500 SF
Size of Project:	3 SFD’s at 1106 SF, 1427 SF and 1967 SF
Number of Stories:	3 stories
Lot Dimensions:	50’ x 90’
Assessed Land Value:	unknown
Project Description:	Demolition of existing residence and construction of three, 3-story single family residences, one over parking garage
Venice Sub-Area:	North Venice
Zone:	RD1.5-1
Date of Planning Report:	TBA
Date of End of Appeal Period:	TBA
City Planning Report Prepared by:	N/A

Owner/Applicant: Katharine Coleman
Owner's Representative: Reid Cigolle
Contact Information: (310) 454-3186
Date(s) heard by LUPC: October 2, 2013 (informal presentation)
Advisory Agency Hearing Date: December 11, 2013
Applicant's Neighborhood Mtg: Scheduled on site for 11/10/13 @ 4:00 PM
Mello Act: No affordable units exist on site
Environmental: TBD

ARGUMENTS FOR THIS PROJECT:

Applicants are not asking for any exceptions, modifications or variances from the VCZSP and are maintaining a 15'-0" rear yard setback, 4' or 5' side yard setbacks and a 10'-6" front yard setback along Grand Blvd (equal to the prevailing setback along the south side of their block). Each SFD is a separately designed home, and each varies from the others in terms of building form, façade articulation and materials. The two buildings facing Grand Blvd have different widths with a minimum of 3' space between them allowing light and air into all three units. Roof forms and window articulation vary in each building. The resulting structures are compatible in character and scale with the immediate neighborhood.

ARGUMENTS AGAINST THIS PROJECT:

Each separate SFD has its own rooftop access staircase conflicting with the VNC Policy that each development in a multifamily SLSO or condominium project shall have only one rooftop access structure per original lot area. The Los Angeles Municipal Code (LAMC) would allow one such access structure per each of the 3 separate resulting properties.

SYNOPSIS OF PUBLIC COMMENT:

Community Outreach meeting is scheduled on site for November 10, 2013 at 4:00 PM

LUPC Report compiled by: Sarah Dennison
November 1, 2013

Additional Documents provided separately at link below:

<http://cityhood.org/>