



Venice Neighborhood Council



LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 www.VeniceNC.org

Email: Chair-LUPC@VeniceNC.org

Date: August 5th, 2021

Case: DIR-2020-5351-CDP-SPP and AA-2020-5349-PMLA-SL

City Hearing: May 27, 2021, CDP Determination pending, case on hold

Address: 22 & 22 1/2 E. Paloma Ave

Venice Sub Area: North Venice, Venice Coastal Zone

Zoning: RD1.5-1

Applicant: Doron Benshalom (Place Holder DP, LLC)

LUPC Staff: Chris Zonnas

Representative: Sheri Gould (Harvey Goodman Civil Engineering)

City Staff: Bindu.Kannan@lacity.org

Case Description:

Preliminary Parcel Map for a Bungalow Court or Existing Structure Small Lot conversion of a 3,525 sf lot to 2 lots. Following the subdivision, the existing structures—a duplex (2,186 sf, built in 1922) and a triplex (2,268 sf, built in 1911) --will be on separate lots. There are no changes to height, floor area, yards, parking, or density. The structures are Contributors to the North Venice Walk Streets Historic District.

Action(s) Requested:

Create two separate parcels utilizing the provisions of *Ordinance 185462* Small lot subdivision bungalow court.

Coastal Development Permit in conjunction with parcel map application.

Permission for two parcel bungalow court in the Venice Coastal Zone, North Venice Subarea.

Administrative review for small lot design.

Community Outreach:

N/A

Staff Recommendation:

This proposal claims no intent to develop a project beyond the subdivision. The subject property is zoned RD1.5-1, thus subdivision and use are allowed by the VCZSP as long as the new lots are a minimum of 1,500sf each. All existing structures are to remain. Since there is no proposed *demolition or conversion* at this time, a Mello Determination should not be needed. I recommend the current proposal for approval. If/when the owner proposes demolition or conversion of either property, a Mello Determination will be required at that time.