



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-2020-6239-CDP-SPP-MEL

City Hearing: *CDP issued* / hearing and appeal dates expired

Address: 212 Sherman Canal

Venice Sub Area: Venice Canals, Venice Coastal Zone

Zone: RW1-1-0

Applicant: Andrea Michaelson

LUPC Staff: Chris Zonnas

Representative: Cody Wetzel

City Staff: Bindu.Kannan@lacity.org

Property Overview:

The subject site is a flat, residential corner lot with an approximate width of 37 feet, a depth of 95 feet, and a total lot area of 3,517.8 square feet. The property fronts the Sherman Canal waterway to the north. Vehicle access to the site is provided through the rear alley, Sherman Canal Court. The subject lot is zoned RW1-1-0 and designated for Low Medium I Residential land use. The majority of the neighborhood block is comprised of three-story single-family dwellings.

Case Description:

Demolition of existing two-story Single Family Dwelling and construction of new three-story, 4,382 sf Single Family Dwelling with roof deck and three on-site parking spaces, on a 3,518 sf lot located in the dual permit jurisdiction of the California Coastal Zone.

Action(s) Requested:

VNC/LUPC approval of project.

Community Outreach:

The applicant hosted one in-person meeting on July 15th at the site address, in which seven neighbors attended. A hard copy of the plans was on display and anyone who requested a digital version was sent one.

Venice Specific Plan:

A maximum density of one dwelling unit is allowed.

Subject project complies with required 15' setback and has over 450sf of permeable front yard. In regards to RW1 zoning, proposal shows 427sf of 'open space' on Level 1, and a combined

753sf of 'open space' on the upper levels (including roof deck). This complies with the 2/3 maximum allowed total open space above the first level.

The subject project does not exceed the maximum height of 22 feet for any portion of the development within 10 feet from the property line that faces the canal. After 10 feet from the property line, an ascending height of one-half the horizontal depth shall be permitted to a maximum height of 30 feet. The proposed third story is stepped back approximately 33 feet 4 inches from the front property line and is 30 feet in height and conforms to the required step back shown on "Exhibit A". Height shall be measured from the midpoint of the centerline of the rear alley (Sherman Canal Court).

As shown in "Exhibit A" and as approved by the Department of Building and Safety, the subject project provided three on-site parking spaces; all vehicle access shall be from the alley, Sherman Canal Court.

The square copper tubing for the railings on the proposed rooftop deck are of an open design (not solid glass) and limited to a height of 42 inches.

Outdoor lighting shall be designed and installed with shielding so that light does not overflow into adjacent residential properties.

All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

Mello Determination Approved

Staff Recommendation:

The project complies with VCZSP requirements and already has its CDP approved. Taking public comment into consideration, I would recommend approval, with conditions if needed.