



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-2020-2752-CDP

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

Address: 2704 South Strongs Dr.

Venice Sub Area: Venice Canals, Venice Coastal Zone

Zoning: RW1-1-0

Applicant: Michael Salazar

LUPC Staff: Chris Zonnas

Representative: Cody Wetzel

City Staff: Brendan.Lau@lacity.org, Student Professional Worker

Property Overview:

2704 South Strongs Drive, is a relatively flat, rectangular-shaped, interior lot located in the Venice Canals subarea of the Venice Coastal Zone Specific Plan area. The property has a width of 30 feet and a depth of 90 feet; with a total lot area of 2,520 square feet. The property fronts Strongs Drive to the southwest and abuts Grand Canal, a 70-foot wide portion of the Venice Canals, to the northeast.

The current site is improved with a two-story, 1,723 square-foot single-family dwelling. The neighborhood is comprised of residential lots zoned RW1-1-0 and RD1 .5-1, developed with one to three-story, single- and multi-family structures; immediately adjacent to the property is a two-story single-family dwelling and a three-story duplex.

Case Description:

Remodel and addition of 1,513sf to the existing two-story Single Family Dwelling, including expansion of the 1st & 2nd floors, and addition of a 3rd floor plus roof deck, with two (2) required parking spaces, on a 2,520 sf lot.

Action(s) Requested:

VNC/LUPC approval of project.

Community Outreach:

The applicant hosted one in-person meeting on July 14th at the site address, in which there were three attendees, including the next door neighbor. A hard copy of the plans was on display.

Venice Specific Plan:

No deviations from the Venice Coastal Specific Plan have been requested or approved. All applicable provisions of the Venice Coastal Specific Plan Specific Plan shall be complied with, as further noted in ADM-2020-2754-VSO or any subsequent Venice Sign Off (VSO).

As shown in Exhibit A, calculations on the demolition of the first and second story will demolish approximately 48 percent of the existing exterior walls and the project will preserve and maintain approximately 52 percent of the existing exterior walls. The proposed project does not consist of extensive remodeling (removal of 50 percent or more of the existing exterior walls) and will maintain the existing required parking.

Permeable front yard area of 400sf to match existing permeable front yard boundary.

Mesh metal railings with integrated stone planters on some balconies.

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.

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.