



VENICE NEIGHBORHOOD COUNCIL PLANNING AND LAND USE COMMITTEE

- VIRTUAL MEETING
- NEO AND ASSOCIATES
- 01/26/2023 @7:00 PM



Meeting Agenda

- PROJECT INFORMATION
- CURRENT SITE CONDITION
- PROJECT PROPOSAL
- ENTITLEMENT
- ARCHITECTURE PLANS



PROJECT INFORMATION

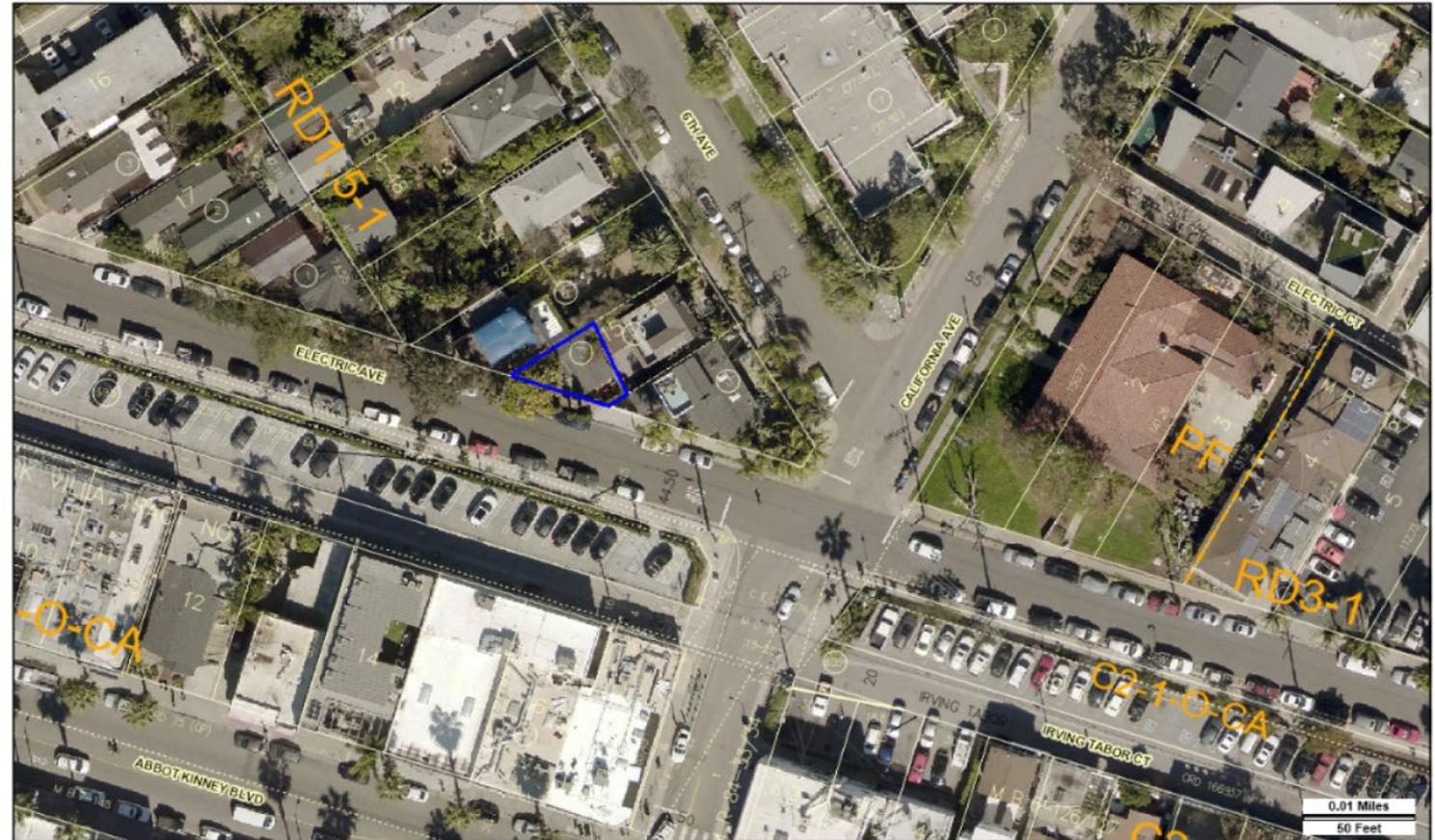
City of Los Angeles
Department of City Planning

ZIMAS PUBLIC

LARIAC5 2017 Color-Ortho

01/07/2023

LOCATION	
PROJECT ADDRESS	1338 ELECTRIC AVENUE VENICE, CALIFORNIA 90291
APN	4239028016
TRACT	OCEAN PARK VILLA TRACT NO.2
LOT	15, (ARB 2)
LOT SIZE	931.4 (SF)
ZONE	RD 1.5-1
GENERAL PLAN	LOW MEDIUM II
ZONING OVERLAYS	VENICE COASTAL ZONE
CODE ANALYSIS	
USE	RESIDENTIAL
TYPE OF CONST.	VB
SPRINKLERS	NFPA 13R - SEP. PERMIT
# OF STORIES	3 STORIES
ALLOWABLE HEIGHT	25' FLAT ROOF 30' VARIABLE ROOF
PROPOSED HEIGHT	27' FLAT ROOF
LOT SIZE	931.4 SF
EXISTING BUILDING	554 SF
EXISTING GARAGE	N/A
TOTAL EXISTING	554 SF
PROPOSED ADDITION	1,002 SF
TOTAL PROPOSED	1,500 SF
ALLOWABLE FAR	3:1
ALLOWABLE BLDG. SF	1,490 SF (1.6 SF x 931.4 SF)
PROPOSED SF.	1500 SF (<1,490 SF)
PROPOSED FAR	1.6:1 = (1500 SF/931.4 SF)
LOT COVERAGE	
ALLOWABLE	50% = 931.4 x .50 = 466 SF
PROPOSED	0.19% = 931.4 x .22 = 205 SF



Address: 1338 S ELECTRIC AVE

Tract: OCEAN PARK VILLA TRACT
NO. 2

Zoning: RD1.5-1

APN: 4239028016

Block: R

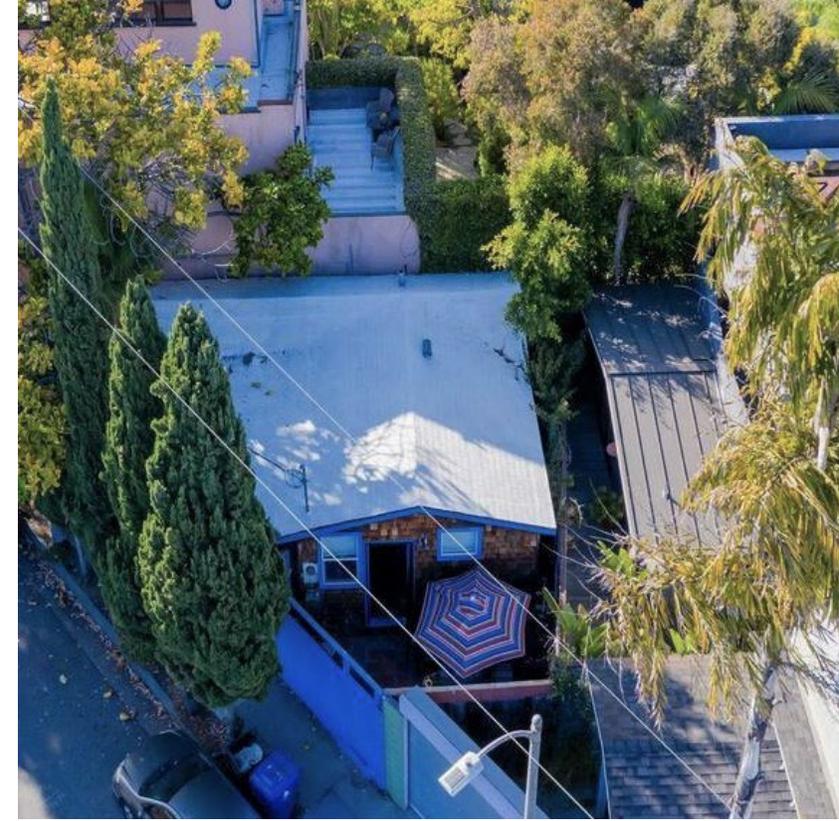
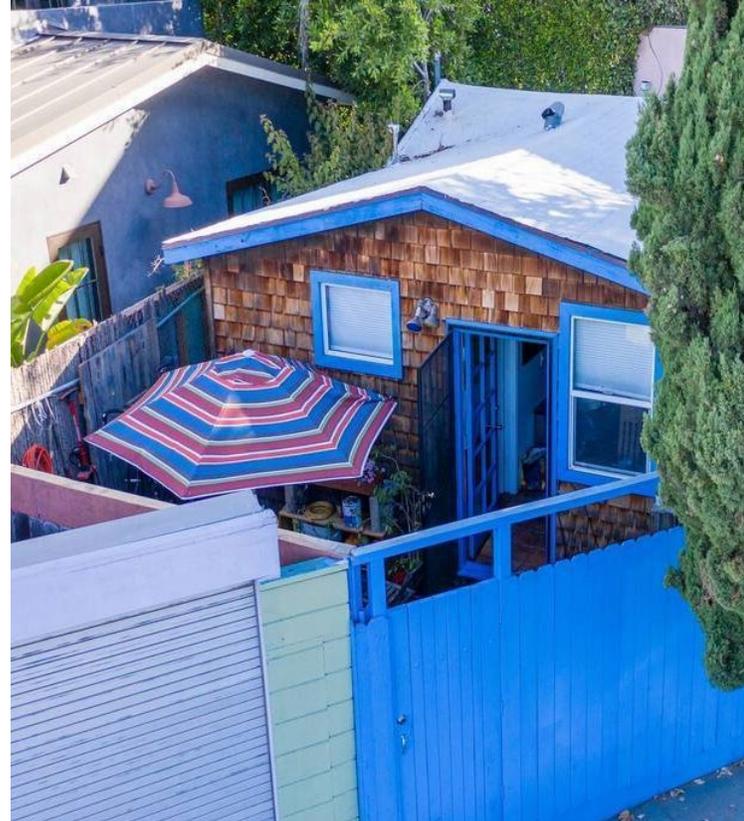
General Plan: Low Medium II Residential

PIN #: 108B145 1197

Lot: 15

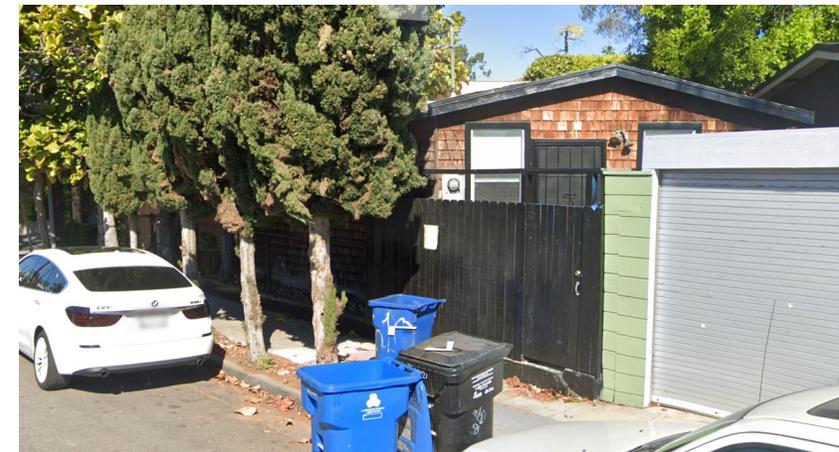
Arb: 2





CURRENT RESIDENCE

- 1338 ELECTRIC





PROJECT PROPOSAL

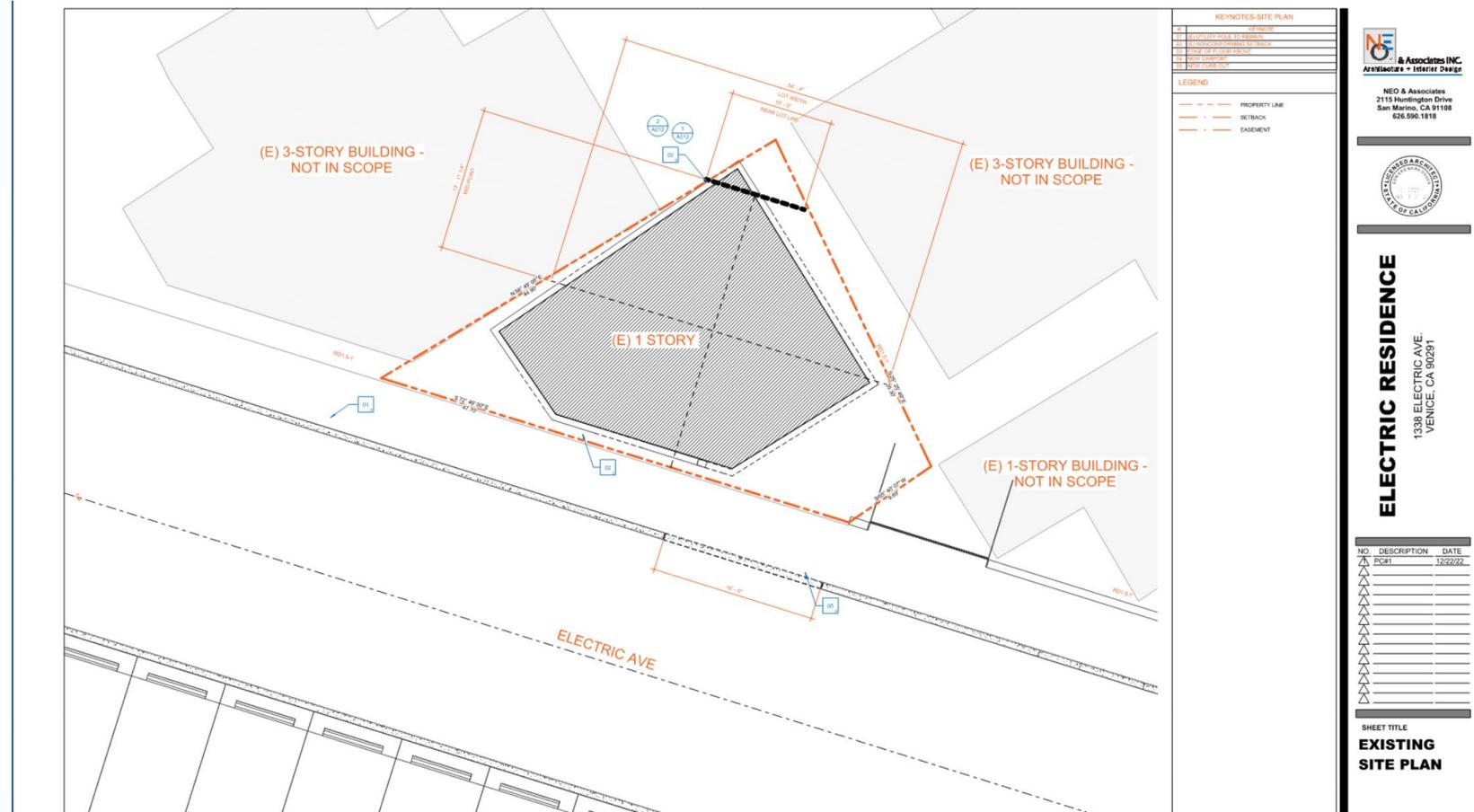
THIS PROJECT PROPOSAL IS FOR THE PARTIAL DEMOLITION OF AN EXISTING RESIDENCE AND ADDITION OF 1,002 SF. THE FINAL RESIDENCE WILL HAVE 1 PARKING SPACE, 3BEDROOMS, AND 2 1/2 BATHROOMS.

PROPOSAL TO INCLUDE THE FOLLOWING:

- PARTIAL DEMOLITION OF EXISTING STRUCTURE
 - MINIMAL SITE LANDSCAPING
- 2 STORIES ADDED ABOVE CURRENT STRUCTURE
- PARTIAL DEMOLITION TO THE EXISTING CURB FOR THE NEW PROPOSED VEHICULAR ACCESS TO SITE

ENTITLEMENT

- SITE SETBACKS
- PROJECTION OF THE BALCONY ON THE FRONT YARD SETBACK
- ADDITIONAL 2 FEET FOR BLD OVERALL HEIGHT



EXISTING SITE PLAN

