

Findings. The Director shall grant a Project Permit Compliance upon written findings that the project satisfies each of the following requirements:

- (a) **That the project substantially complies with the applicable regulations, findings, standards and provisions of the specific plan.**

Below is a delineation of each applicable regulations, finding, standard and provision of the specific plan along with an explanation of how the proposed development satisfies them.

- **Section 9.C. 1.c.** Roof Access Structures shall be designed and oriented so as to reduce their visibility from adjacent public walkways and recreation areas;
 - o Roof access structures are situated at least 21 feet from the front of the building to reduce their visibility from adjacent public walkways and recreation areas.
- **Section 9.C. 1.d.** The area within the outside walls of the Roof Access Structure shall be minimized and shall not exceed 100 square feet as measured from the outside walls;
 - o Project is requesting increased allowable sizes of Roof Access Structures as part of its density bonus waivers (LAMC 12.22 A.25.) to accommodate the fire code regulations as they pertain to the building's resulting occupancy level.
- **Section 10.F. 2.b.** Commercial Zones. No residential Venice Coastal Development Project on a commercially-zoned lot shall exceed the density permitted in the R3 Zone.
 - o The project is requesting a 52.2% density bonus in exchange for providing 18% of its base units as Very Low Income affordable units. The base density from which the project's affordable unit and density bonus percentages are derived is calculate using the density permitted in the R3 Zone.
- **Section 10.F. 3.a.** Venice Coastal Development Projects with a Flat Roof shall not exceed a maximum height of 30 feet.
 - o **The project is requesting a nine-foot allowable height increase** in accordance with its On-menu density bonus incentives to ensure its ability to provide 16 units including two reserved for Very Low Income Households, consistent with State Density Bonus Law (**Government Code Section 65915**).
- **Section 10.F. 4.a.** The front yard setback for all residential Venice Coastal Development Projects shall be consistent with LAMC requirements but shall not be less than five feet.
 - o Both residential levels of the proposed project maintain a 5-foot front yard setback.
- **Section 10.F. 5.a.** Driveways and vehicular access to Venice Coastal Development Projects shall be provided from alleys, unless the Department of Transportation determines that it is not Feasible.
 - o Vehicular access to the planned development's residential parking facilities is accessed from behind the building via Speedway Alley.
- **Section 10.F. 5.c.** Vehicular access to Venice Coastal Development Projects located adjacent to Walk Streets shall be provided from streets or alleys other than Walk Streets.
 - o Vehicular access to the planned development's residential parking facilities is accessed from behind the building via Speedway Alley.

- **Section 11.B. 1. Ground Floor Commercial Development.** The following regulations shall apply to all commercial Venice Coastal Development Projects, which are new buildings or additions, except that commercial lots along Lincoln Boulevard, Washington Boulevard east of Oxford Avenue and in the Oxford Triangle Subarea are exempt from the following requirements:
 - a. The Venice Coastal Development Project shall include a Street Wall, which shall extend for at least 65 percent of the length of the Building Frontage, and shall be located at the lot line or within five feet of the lot line, except that commercial buildings located on Ocean Front Walk shall have the Street Wall set zero feet from the building line...The required Street Wall at the Ground Floor shall have a minimum height of 13 feet.
 - The proposed development includes an 18-foot 10-inch Street Wall along Park Avenue that extends for the entirety of the lot line (148.14 feet) except for a 17-foot 7-inch (12%) break for the residential pedestrian entrance.
 - b. At least 50 percent of the area of the Ground Floor Street Wall of a commercial Venice Coastal Development Project shall be devoted to pedestrian entrances, display windows or windows offering views into retail, office gallery or lobby space.
 - The entire Ground Floor Street Wall along Ocean Front Walk is devoted to pedestrian entrances and display windows offering views into retail.
 - c. Blank Walls shall be limited to segments of 15 feet in length, except that Blank Walls that contain a vehicle entry door shall be limited to the width of the door plus five feet.
 - The development does not propose any blank walls.
 - d. All Venice Coastal Development Projects shall provide at least one pedestrian entrance into each business or use for each Store Frontage.
 - The proposed project includes one pedestrian entrance for each commercial unit.
- **Section 11.B. 3. Floor Area Ratio.** In all commercial zones, floor area ratio (FAR) shall be limited to: 1.5 to 1 for retail and/or office and residential.
 - The project is requesting an FAR increase as part of its Density Bonus in order to provide sixteen units including two reserved for Very Low Income households.
- **Section 11.B. 5. Access.**
 - a. Driveways and vehicular access to Venice Coastal Development Projects shall be provided from alleys unless the Department of Transportation determines that it is not Feasible. New and existing curb cuts shall be minimized in order to protect and maximize public on-street parking opportunities.
 - Vehicular access to the Project will be provided from Speedway Alley in the rear of the building.
 - b. Driveways and vehicular access to Venice Coastal Development Projects adjacent to Ocean Front Walk shall be provided from Speedway, unless the

Department of Transportation determines that it is not Feasible. In no case shall vehicular access be permitted from Ocean Front Walk.

- Vehicular access to the Project will be provided from Speedway Alley in the rear of the building.
- **Section 11.B.6. Landscaping.**
 - a. Any open portion of the lot on which the Venice Coastal Development Project is located, which is not used for buildings, parkways, driveways, or other access features, shall be landscaped. A list of applicable plant materials appears in the attached Appendix B.
 - The building provides landscaping along Park Avenue where there is no building, parkway, driveway or other access features planned.
- **Section 11.B.7. Light.**
 - Lighting from commercial Venice Coastal Development Projects shall be directed away from residential Venice Coastal Development Projects and Environmentally Sensitive Habitat Areas.
 - Lighting will be bright enough for safety but shielded to avoid impacts on neighboring uses and lands.
- **Section 11.B.8. Trash.**
 - Venice Coastal Development Projects shall have trash enclosures for regular and recyclable trash.
 - The project includes separate trash and recyclable receptacles for the residential and commercial units in the ground floor garage.

(b) That the project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.

The project anticipates minimal environmental impacts of operation. Best practices for building construction that is sensitive to the surrounding environment will be used.

FINDINGS. In granting a Project Permit Compliance Review in the Venice Coastal Zone, the Approving Authority shall make each of the findings in Section 11.5.7 and the following findings:

1. That the Venice Coastal Development Project is compatible in scale and character with the existing neighborhood, and that the Venice Coastal Development Project would not be materially detrimental to adjoining lots or the immediate neighborhood.

The proposed project is the construction of a 3-story, 39-foot tall mixed-use building comprised of 16 dwelling units, including 2 Very Low Income units, and 2 units of ground floor commercial uses. The project will be 13,210 square feet in floor area with a Floor Area Ratio (“FAR”) of 1.62:1. The project will provide 16 parking spaces in one at-grade parking level, in addition to 24 long-term and 6 short-term bicycle parking spaces. The residential units are located on all floors except the first-floor commercial level and will be comprised of four studios and eight one-bedroom units. The building frontage is located along Ocean Front Walk, with two pedestrian entrances along its

frontage, one dedicated to each commercial unit, and one pedestrian entrance along the southern wall dedicated to the residential uses. Vehicular access to the project's 16 residential parking spaces is proposed from Speedway Alley at the rear of the building and is completely concealed from the front (Ocean Front Walk and the sides (Park Avenue) by building materials and public facing retail uses. The subject site is currently vacant.

The proposed project site is located in an urbanized area. All adjacent properties are zoned for commercial and multifamily residential development and developed with a mix of older and newer two- and three-story mixed use, commercial, and multifamily residential structures. The area immediately surrounding the project site is characterized by low- and medium-density urban infill multifamily development combined with a mix of community-facing commercial and office uses lining the main thoroughfare.

The property directly to the south of the subject site (across Park Avenue) is developed with a two-story commercial building with a height of 30 feet. The parcel to the east of the subject site (across Speedway Alley), abutting it in the rear, is developed with a two-story, 9-unit multifamily residential building about 35 feet in height and a smaller two-story duplex, both with a total floor area ratio of 1.86:1. On the same street, approximately 90 feet from the subject site is a 16-unit multifamily residential building topping out at over 50 feet in height (16 E Thornton). To the north of the subject site is a mixed-use building with ground floor commercial and two residential units that reaches approximately 35 feet in height. The proposed project is consistent with the surrounding existing uses and similar in size, height, operations.

The proposed market rate dwelling units range in size from 277 square-foot studios to 673 square-foot one-bedroom units and make the most of the available floor area, offering a range of sizes and prices for effective inclusive, mixed income living with attractive amenities, including a common access roof deck. The building is designed to be visually appealing, combining glass fiber reinforced concrete (GFRC) panels and wood siding and ribbed concrete with the glass in the commercial and residential units' windows and doors. Ample transparency and sliding glass doors invite abundant sunlight into each unit (Architectural Plan Sheet A3.40-3.60). The proposed project also includes balconies and large window boxes on three sides for a natural green, human-scale character.

The mixed-use development is permitted at this location on the subject site as an allowable use by the underlying C1-1 Zone. As provided in the findings above, the project's density increase and corresponding height, FAR, yards, parking, and roof access structures are allowed by the underlying zone in combination with Density Bonus law. The high-quality residential uses in the planned development will bring much-needed market rate and affordable living space. The proposed Density Bonus project reflects the City's stated development goal of encouraging new multi-family housing, particularly Affordable and mixed-income housing, in Higher Opportunity Areas near transit, jobs, and community-facing commercial resources.

Given the project's location in the C1-1 Zone with proximity to public-facing amenities and resources, and the surrounding urbanized residential and commercial uses, the project is compatible in scale and character with the existing neighborhood, and the project would not be materially detrimental to adjoining lots or the immediate neighborhood.

2. That the Venice Coastal Development Project is in conformity with the certified Venice Local Coastal Program.

At present, Venice does not have a certified Local Coastal Program (LCP). While the Venice Coastal Zone Land Use Plan (LUP) was certified in 2001, the Local Implementation Plan (LIP) was not certified in 2004. The project is in conformance with the intent and regulations of the California Coastal Act as demonstrated supra.

3. That the applicant has guaranteed to keep the rent levels of any Replacement Affordable Unit at an affordable level for the life of the proposed Venice Coastal Development Project and to register the Replacement Affordable Units with the Los Angeles Department of Housing.

The proposed project will be conditioned to record a covenant for affordability restriction of the two Very Low Income units of a period of 55 years from the issuance of the Certificate of Occupancy to the satisfaction of the Housing and Community Investment Department, and subject to fees as set forth in Section 19.14 of the LAMC.

4. That the Venice Coastal Development Project is consistent with the special requirements for low and moderate income housing units in the Venice Coastal Zone as mandated by California Government Code Section 65590 (Mello Act).

The Mello Act requires development projects that contain ten (10) or more residential dwelling units to provide at least 10 percent of its total units for Very Low Income households or to provide at least 20 percent of its total units for Low Income households. The proposed development is a mixed-use building containing 16 for-rent residential units and 1,508 square feet of ground floor retail space. Of the 16 dwelling units planned, two of the units or 12.5 percent are planned as Very Low Income households. Therefore, the proposed project is consistent with the special requirements for low and moderate income housing units in the Venice Coastal Zone as mandated by California Government Code Section 65590 (Mello Act).