

VENICE NEIGHBORHOOD COUNCIL

LAND USE AND PLANNING COMMITTEE STAFF REPORT

Report date: 7/23/21

Staff: Shep Stern

LUPC date: 08/5/2021

VNC date: TBD

Address of Project: 350-354 6th Ave, Venice 90291

Case Numbers:

DIR0-2019-6301-CDP-SPP-MEL, ZA-2019-6302-ZAA

Property Owner: Kole Strebel

Representative: Walter Reyes

Architect: Brian SS Design

Zone: R 1.5 - 1

City Hearing: 6/21/21 (virtual event)

City Planner: Bindu Kannan

PROJECT DESCRIPTION

DEMOLITION OF AN (EXISTING) ONE-STORY, 644 SF SINGLE-FAMILY DWELLING AND (EXISTING) DETACHED GARAGE AND TO ALLOW FOR THE CONSTRUCTION, USE, AND MAINTENANCE OF A (N) 3-STORY, 3,092 SF, SFD WITH 203 SF 3RD STORY PORCH AND 262 SF ROOF TOP PORCH, 1,395 SF BASEMENT AND ATTACHED 2-CAR GARAGE (427 SF) AND 1 UNCOVERED NEW PARKING SPACE FOR A TOTAL OF 4,749 SF. LOT SIZE IS 2993 SF.

OWNER IS ASKING FOR A SPPA (VENICE COASTAL ZONE SPECIFIC PLAN ADJUSTMENT) FOR AN INCREASE IN HEIGHT TO 33' (WHICH IS A 10% INCREASE OVER THE 30' LIMIT), AND A ZAA (ZONING ADMINISTRATOR ADJUSTMENT) FOR A 5' REAR YARD INSTEAD OF THE 15' REQUIREMENT, AND A 5' SIDE YARD SETBACK INSTEAD OF THE REQUIRED 6'6".

THE 644 SF SINGLE FAMILY RESIDENCE TO BE DEMOLISHED IS OF THE CRAFTSMAN STYLE AND THE SAME STYLE "DETACHED GARAGE" IS ALSO INDICATED AS A "GUEST HOUSE" BY THE HOUSING+COMMUNITY INVESTING DEPARTMENT. BOTH HOMES WERE BUILT IN 1922.

THERE ARE A NUMBER OF MATURE TREES ALONG 6TH AVENUE IN THE FRONT AND ON ADJACENT SURROUNDING PROPERTIES. ADJACENT HOMES ARE SINGLE STORY STRUCTURES.

AS OF JUNE 21ST, 2019, THERE IS A CDP DETERMINATION PENDING.

COMMUNITY OUTREACH

At the time of this report there was no community outreach done to a radius of 250' in preparation for this meeting. However the owners say they did reach out to the immediate neighbors and "overall (they) seem rather supportive."

RECOMMENDED MOTION

Motion.