



Joaquin Cortez <joaquin@ballentinearchitects.com>

LUPC Agenda Application

Google Forms <forms-receipts-noreply@google.com>
To: joaquin@ballentinearchitects.com

Tue, Sep 28, 2021 at 11:49 AM

Thanks for filling out [LUPC Agenda Application](#)

Here's what was received.

[Edit response](#)

LUPC Agenda Application

Email *

joaquin@ballentinearchitects.com

Project Street Address *

315 washington bldv, st #4

Assessor Parcel Number (APN) *

4228007021

Owner *

David Walker & Debra Walker

Representative (architect, consultant, etc)

Ballentine Architects

Project Description (scope of work) *

Demolition of existing SFR (1,190 s.f.) and construction of new SFR (2,732 s.f.)

Case Status *

- Filed a Case with Los Angeles City Planning Department (insert case number below)
- Plan to file for an Administrative Coastal Development Permit after VNC process
- Other:

Case Number(s) (if applicable)

DIR-2020-6145-CDP-MGL

Type of Project *

- Single Family or Duplex, or Triplex
- Multi-Family Residential (4 units or more)
- Mixed-Use or Commercial
- Restaurant/Bar
- Alcohol related Conditional Use Case
- Other:

Type of Construction *

- Existing Structure, Change of Use
- Existing with Remodel/Addition
- New Construction
- Other:

Do you propose to remove a housing unit through demolition or conversion? If yes, provide Mello determination letter from HCIDLA *

- Yes
- No

Historic Resources

Category *

- Not Applicable
- Located in a SurveyLA potential historic district, and identified as a contributor
- Located in a Survey LA potential historic district, but not a contributor
- Identified as an individually significant historic resource

Resource Report *

- I do not plan to complete a resource report from a qualified consultant
- I have completed a resource report from a qualified consultant and will provide to LUPC
- Not Applicable

Venice Specific Plan / Zoning Code

Are you applying for any variances and/or adjustments from the Zoning Code or Venice Specific Plan? State Yes or No. If yes, describe what is being applied for

and reasoning/justification

NO

Subarea *

- Ballona Lagoon West Bank Subarea
- Ballona Lagoon (Grand Canal) East Bank Subarea
- Silver Strand Subarea
- Marina Peninsula Subarea
- Venice Canals Subarea
- North Venice Subarea
- Oakwood-Milwood-Southeast Venice Subarea
- Oxford Triangle Subarea
- East of Lincoln (Not in Coastal Zone)

Zoning *

- R1-1
- R2-1
- RD1.5-1
- R3-1
- R3-1
- C1-1
- C2-1
- C4-1
- M1-1
- CM-1
- Other:

Parking Required *

3

Parking Proposed *

3

Building Height Limit (top of structure for flat roof or top of slope for varied roof line

*

35'-0"

Are you proposing a Roof Access Structure? If so, describe size and height above height limit *

15'-7" X 9' -5 1/2" ; Height = 34'-4"

Lot Area *

3,593.9 s.f.

Buildable Area in Square Feet =(Lot Area - Required Yard Area) *

1,902.5 s.f.

Allowable FAR Limit (Floor Area Ratio) See Zoning Summary for FAR information:

http://planning.lacity.org/zone_code/Appendices/sum_of_zone.pdf *

.53

Total Allowable Floor Area in Square Feet = (Buildable Area X FAR limit) *

3,350 s.f.

Total Floor Area in Square Feet Proposed *

2,732 s.f.

Total Allowable Density (number of dwelling units) *

2

Total Density Proposed (number of dwelling units) *

1

Community Outreach

New/Remodel projects which are Single Family up to 3 units are strongly suggested to mail an outreach letter at a radius of 250 feet per the tool on zimas.lacity.org, and notify the Chair of LUPC of the time/place. Outreach letters are recommended to be sent by a verifiable service such as BTC or an online service that can show the address list and receipt of payment. It is also recommended that a member of LUPC must be present at your meeting to observe and record feedback.

Have you conducted the recommended community outreach meeting? *

Yes

No