Venice NeighborhoodCouncil

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Email: info@VeniceNC.org,

LAND USE AND PLANNING COMMITTEE STAFF REPORT
Submitted to LUPC November 2, 2011
Submitted to VNC Board of Officers for April 17, 2012 Board Meeting

Case Numbers:
Address of Project: **739 California Avenue, Venice, CA 90291**
Property Owners: **Bruce Nahid**

CASE NUMBERS:	**AA-2011-3026-PMLA-SL-SPP & ENV-2011-3027-MND** *4 UNIT SMALL LOT SUBDIVISION WITH NEW CONSTRUCTION*
LUPC CASE MANAGER:	Robert Aronson, Jake Kaufman
MOTION: The VNC denies this project as proposed for the following reasons: 1) The project as designed does not create a high quality environment for all the residents. 2) The project does not contain an affordable unit as is required by the VCZSP. 3) The project has 4 units instead of the allowable 2 and are not proposing a 3 units where one is affordable as required by the VCZSP. 4) If the VCZSP allowed four units on this lot, it would require 9 parking spaces, including one guest parking space. The proposed project includes 8 parking spaces and no guest parking space. 5) The project violates the VCZSP because it does not comply with the density, parking and affordable housing requirements of the VCZSP. 6) The project also violates the VCZSP because it is not compatible in character with the density and mass of the neighborhood. 7) The project ignores the prevailing set back in the neighborhood as specified by the Small Lot Sub division guidelines. 8) The project does not mesh well with the existing neighborhood context 9) The project does not enhance the public realm. 10) Where there is a lot area that would allow the additional units 64% of the lots have applied for additional units resulting in the cumulative increase in density of 41%.	
MADE BY:	Jory Tremblay
SECONDED:	John Reed
VOTE:	6-1 passed
DATE APPROVED BY LUPC:	March 7, 2012

PROJECT SUMMARY TO VNC:
This project is an application for demolition of one existing SFD and Construction of 4 SFD.

LUPC STAFF REPORT

BACKGROUND BY ROBERT ARONSON:

LUPC Staff Report/Background
The Director of the City Planning Department has issued an interpretation (DIR-2008¬4703-DI) of the Small Lot Subdivision Ordinance (No. 176354), which applies to all Venice properties that are limited to a maximum number of units by the VCZSP. This DIR allows those properties to be developed using the SLSO, without observing the VCZSP limitation on the number of units.
The VCZSP allows this lot to be developed with 2 units, or 3 units if the third unit is an Affordable Replacement Unit, with 2 parking spaces per unit and one guest parking space. The DIR allows this property to be subdivided into 4 lots with one unit built on each lot, and none of the units are required to be affordable units. The DIR does not require any guest parking spaces, whereas the VCZSP would require one guest parking space where 4 units were built on one lot.
The City believes that it was necessary to interpret how the SLSO applies to the VCZSP, because the VCZSP limits the number of units allowed to be built on a lot, but does not use the words "original lot before subdivision" when specifying the number of units allowed on a lot. This is because the VCZSP was written before the SLSO was written, but the intent of the VCZSP is clear in limiting the number of units allowed to be built on the original lot before subdivision, whether the lot is developed with apartments, condominiums, townhouses, or subdivided lots.
The Director's Interpretation applies the SLSO to allow subdivision of the original lot into as many small 1,500 square foot lots as possible, with at least one unit on each subdivided lot, even though the number of subdivided lots and units exceeds the number of units allowed by the VCZSP on the original lot. However, the VCZSP unquestionably supercedes the SLSO and all other planning and zoning regulations of the City (Section 4.B.). Interpreting the SLSO to allow one lot to be subdivided into more lots, and therefore more units, than allowed under the VCZSP, clearly violates the intent of the VCZSP.
The City applies the single family dwelling parking requirement of the VCZSP separately to each of the subdivided lots, instead of the multiple dwelling requirements of the VCZSP, which require 2 parking spaces plus guest parking for many lots. This clearly violates the intent of the VCZSP.
Where the VCZSP allows only 2 units on a lot, it sometimes allows additional units if they are Affordable Replacement Units, but the Director of City Planning has interpreted the SLSO to allow subdivision into more than 2 lots without requiring the additional lots to be Affordable Replacement Units. This clearly violates the intent of the VCZSP.
The project presented for 739 California results in 4 units on a lot which allows only 2 units, unless the third unit is an Affordable Replacement Unit. No Affordable Replacement Unit is proposed. If the VCZSP allowed four units on this lot, it would require 9 parking spaces, including one guest parking space. The proposed project includes 8 parking spaces and no guest parking space. The proposed project violates the VCZSP because it does not comply with the density, parking and affordable housing requirements of the VCZSP. The proposed project also violates the VCZSP because it is not compatible in character with the density and mass of the neighborhood. For these reasons, the LUPC recommends that the VNC recommends denial of this Application. -

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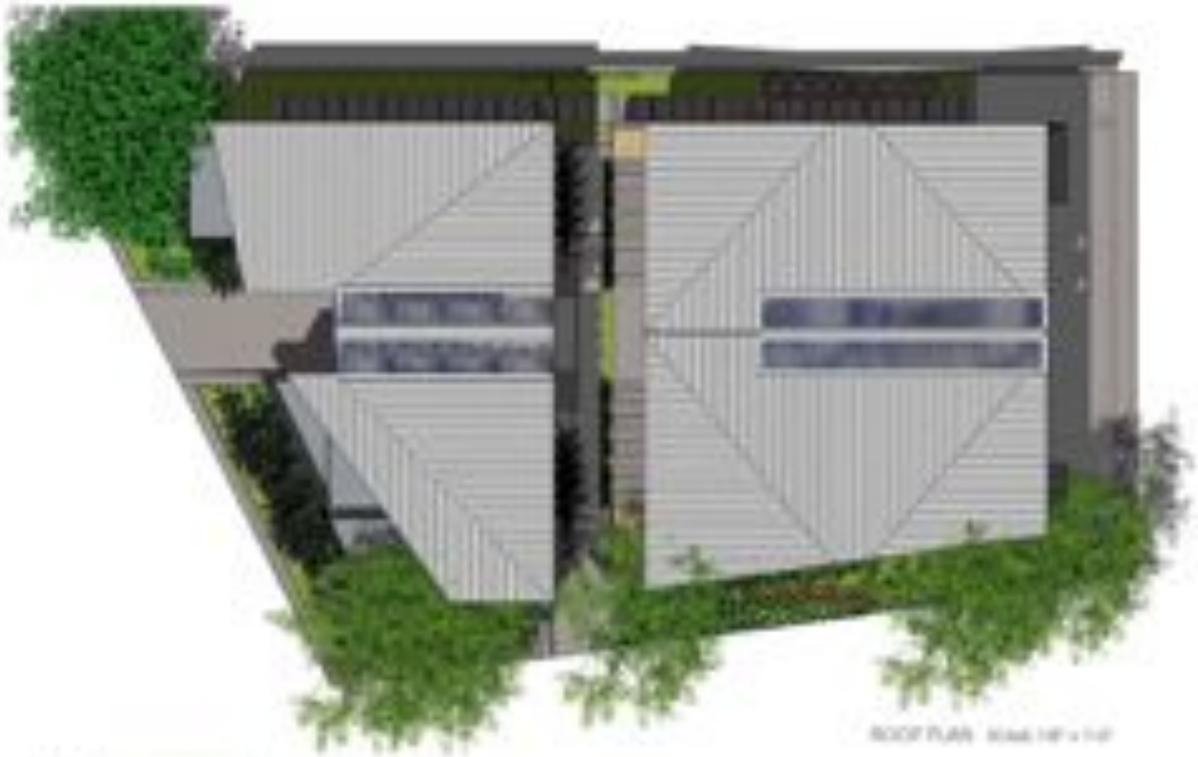
ARGUMENTS FOR THIS PROJECT:
Provides moderate income housing.
Applicant is not specifically asking for variance or exception.

ARGUMENTS AGAINST THIS PROJECT:
Historically, Venetians have apposed Small Lot Subvidions and increase in density, beyond the Specific Plan.

739 CALIFORNIA AVE VENICE, CA 90291

RENDERED SITE PLAN

R&D ARCHITECTS



ROOF PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN

FIRST FLOOR PLAN

RECEIVED
DEC 12 2011

MASTER LAND USE PERMIT APPLICATION

LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No.	Existing Zone		District Map
APC	Community Plan		Council District
Census Tract	APN	Staff Approval*	Date

*Approval for Filing by Community Planning or Division of Land Staff, When Applicable

CASE NO. _____

APPLICATION TYPE PRELIMINARY PARCEL MAP FOR SMALL LOT SUBDIVISION-SPECIFIC PLAN PROJECT PERMIT;
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)
AND COASTAL DEVELOPMENT PLAN PERMIT.

1. PROJECT LOCATION AND SIZE

Street Address of Project 739 CALIFORNIA AVENUE Zip Code 90291

Legal Description: Lot 26 Block N Tract OCEAN PARK VILLA NO. 2

Lot Dimensions 76X90X56X125 Lot Area (sq. ft.) 6,815 Total Project Size (sq. ft.) 12,521

2. PROJECT DESCRIPTION

Describe what is to be done: TO REQUEST PERMISSION TO SUBDIVIDE THE LAND VIA THE PRELIMINARY PARCEL MAP PROCESS CREATING FOUR GROUND LOTS (LOTS 1 THRU 4) CONTAINING A MAXIMUM OF FOUR UNITS.

Present Use: SINGLE FAMILY RESIDENCE Proposed Use: 4-unit Small Lot Subdivision

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply: ✔ New Construction • Change of Use • Alterations ✔ Demolition

• Commercial • Industrial ✔ Residential

Additions to the building: • Rear • Front • Height • Side Yard

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: 176354 Code Section which authorizes relief: _____

SEE ATTACHED EXHIBIT "A"

Code Section from which relief is requested: 12.20 Code Section which authorizes relief: _____

SEE ATTACHED EXHIBIT "A"

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:

SIGNATURES of adjoining or neighboring property owners in support of the request, not required but helpful, especially for projects in single-family residential areas. (Attach sheet, if necessary)

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

4. OWNER/APPLICANT INFORMATION

Applicant's Name BEHZAD HASHEM- NAHID Company AZAD INVESTMENT GROUP LLC
Address: 10850 WILSHIRE BLVD. STE 400 Telephone: (310) 408-8096 Fax: ( )
LOS ANGELES, CA Zip: 90024 E-mail: BNAHID@UNIFIED-RE.COM

Property Owner's Name (if different than applicant) AZAD INVESTMENT GROUP LLC
Address: 10850 WILSHIRE BLVD. STE 400 Telephone: (310) 408-8096 Fax: ( )
LOS ANGELES, CA Zip: 90024 E-mail: BNAHID@UNIFIED-RE.COM

Contact Person for project information TALA ASSOCIATES/KAMRAN KAZEMI
Address: 1916 COLBY AVENUE Telephone: (424) 832-3455 Fax: (310) 473-5968
LOS ANGELES, CA Zip: 90025 E-mail: KAMRAN@TALAASSOCIATES.COM

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).

b. The information presented is true and correct to the best of my knowledge.

Signature: B. Hashem - Nahid
Print: Behzad HASHEM-NAHID
Date: 9/13/2011

Subscribed and sworn before me this (date): 9-13-2011
In the County of Los Angeles State of California
Notary Public: Sylvia Daves Grieb
Stamp: SYLVIA DAVES GRIEB COMM. #1884670 NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY My Comm. Expires Apr. 27, 2014

7. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate "Special Instructions" handout. Provide on attached sheet(s) this additional information using the hand-out as a guide.

NOTE: All applicants are eligible to request a one-time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete by	Date

SPECIFIC PLAN PROJECT PERMIT FINDINGS, 739 California Avenue, Venice
Exhibit A

BACKGROUND

The subject property is an irregularly shaped 6815 sf lot on the northwest corner of California Avenue and 7th. Avenue in Venice. To the rear of the property is an alley. The property is zoned RD 1.5, and is designated Low Medium II Residential in the General Plan. The subject lot is larger than other lots in the vicinity. The proposed project is a small lot subdivision of four new parcels under the requirements of City of Los Angles Ordinance No. 176354 (SLO) and the State of California Subdivision Map Act. Following the subdivision of land, four single-family residences are proposed, one for each newly created lot. Other ordinances and policies applicable to the proposed project are the Venice Specific Plan (VSP), the Venice Local Coastal Plan Land Use Plan (LUP) as ratified by the Coastal Commission in November of 2001, the Los Angeles Municipal Code, and ZI 2406, Small Lot Subdivision Director's Determination (SL-DIR). The project is within the Oakwood-Millwood Sub-area of the VSP and LUP, respectively.

Other properties in the immediate vicinity are developed with a mix of one, two, and three story single-family and multifamily residences. A three story 30' tall single-family residence is immediately adjacent across the alley (San Juan Court), and a three story apartment building is located three lots to the west on the same block. A small lot project of similar density and character at 726 California Avenue, across the street from the proposed project, has been approved by the City and the California Coastal Commission and is now moving into construction.

The project is proposed to include the creation of four single-family residences, each on an individual lot. Parcel A, with a lot area of 1,526.61 sf will contain a 2105 sf three story single-family residence. Parcel B, with a lot area of 1288.4 sf will contain a 1,750 sf three story single-family residence. Parcel C, with a lot area of 1731.05 sf, will contain a 2,000 sf single-family residence located above at-grade parking serving the subdivision. Parcel D, with a lot area of 1604.31 sf, will contain an 1,860 sf single-family residence, also located above at-grade parking serving the subdivision. These densities are within the limits established by the VSP and the LUP, as further defined by the SL-DIR. Yard setbacks for each lot conform to the requirements for small lot subdivisions defined by Ordinance No. 176354 (SLO).

The height of the individual homes is proposed to be 30 feet at the highest point with a roof slope of 2.5/12 for all areas of the roof above 25' for parcels A,B,C, and D inclusive. These heights are within the height limit of 25' to 30' with sloping roofs for the Oakwood / Millwood subarea as defined by both the VSP and LUP, respectively.

Two cars per unit will be parked in covered garages located on Lots C and D, per criteria established in the Venice Specific Plan and the Local Land Use Plan for single-family residences and fulfilling criteria established in City of Los Angles Ordinance No. 176354 (SLO). Two parking spaces will be provided for each new single-family residence per the Venice Specific Plan (VSP) and the Venice Local Coastal Plan Land Use Plan (LUP), for a total of eight parking spaces.

SPECIFIC PLAN PROJECT PERMIT FINDINGS

1. **The Project substantially complies with the applicable regulations, findings, standards, and provisions of the Specific Plan.**

   The subject property is a legally recorded 6815 sf corner lot of irregular shape. The proposed Coastal Development creates four individual small lots per City of Los Angles Ordinance No. 176354 (SLO), the State of California Subdivision Map Act, and Small Lot Subdivision Director's Determination (SL-DIR). One single-family residence is proposed for each newly created lot. . This Coastal Development is similar in scale and character to development on other lots located within the immediate vicinity, which contains a mix of one, two, and three story single-family and multifamily residences. A 30' single-family residence occupies the immediately adjacent property across San Juan Court. A 30' three story apartment building occupies a double lot on the same block three lots west of the proposed development. A small lot project of similar density and character is located at 726 California Avenue, is immediately across the street from the proposed development, and a Coastal Development Permit has been approved by the Coastal Commission

The proposed project is in the Oakwood-Milwood Venice sub-area of the Venice Specific Plan and is designated Low Medium II Multifamily Residential in the Venice Coastal Program Land Use Plan. The project is designed to conform entirely to the policies and provision of the VSP (Ordinance No. 175,693 Section 10.G, Oakwood / Milwood Subarea) and with the LUP. Section 10.G of the VSP limits residential density to a maximum of two dwelling units on all lots in multiple family zones; this project proposes one single-family residence for each newly created lot.

The proposed Coastal Development complies the density limit of one residence per 1,500 sf in the RD1.5 zone, per the LAMC, the VSP, and the LUP. The lots are averaged per criteria established by ZI 2406, Small Lot Subdivision Director's Determination (SL-DIR), for an average lot size of 1537.43 sf.

The proposed Coastal Development also provides for: 1, varied rooflines that do not exceed 30 feet in height, and are sloped 2.5/12 above 25' (VSP Section 10 G, 3a); 2, driveways and vehicular access that is taken from the alley (VSP Section 10.G4a); and 3, two parking spaces per single-family residence are provided (VSP Section 13 D). Yards meet or exceed the minimum requirement of 5' for yards adjacent to properties not developed as part of the subdivision, per City of Los Angles Ordinance No. 176354 (SLO).

The proposed project will result in the construction of four new market rate single-family residence units that conform to the , density requirements height requirements, parking requirements, and setback requirements stipulated by the Venice Specific Plan (VSP) ,the Venice Local Coastal Program Land Use Plan (LUP), and the LAMC as stipulated by the terms described in ZI 2406, Small Lot Subdivision Director's Determination (SL-DIR).

2. **The Proposed Project incorporates mitigation measures when necessary, or alternatives identified in the environmental review that would mitigate the negative environmental effects of the project to the extent physically feasible.**

The project will displace no coastal dependent uses and will cause no significant adverse environmental impacts. The property is on a busline. The project will meet or exceed all conditions of the environmental determination that is part of this application, are a requirement for the subdivision of land, and which prescribe environmental mitigations.

COASTAL DEVELOPMENT PERMIT FINDINGS, 739 California Avenue, Venice
Exhibit B

BACKGROUND

The subject property is an irregularly shaped 6,815 sf lot on the northwest corner of California Avenue and 7th Avenue in Venice. To the rear of the property is an alley. The property is zoned RD 1.5, and is designated Low Medium II Residential in the General Plan. The subject lot is larger than other lots in the vicinity. The proposed project is a Small Lot Subdivision of four new parcels under the requirements of City of Los Angles Ordinance No. 176354 (SLO) and the State of California Subdivision Map Act. Other ordinances and policies applicable to the proposed project are the Venice Specific Plan (VSP), the Venice Local Coastal Plan Land Use Plan (LUP) as ratified by the Coastal Commission on June 14, 2001, the Los Angeles Municipal Code, and ZI 2406, Small Lot Subdivision Director's Determination (SL-DIR). The project is within the Oakwood-Millwood Sub-area of the VSP and LUP, respectively.

Other properties in the immediate vicinity are developed with a mix of one, two, and three story single-family and multifamily residences. A three-story 30' tall single-family residence is immediately adjacent across the alley (San Juan Court) at the rear of the property, and a three-story apartment building is located three lots to the west on the same block. The City has approved a small lot project of similar density and character at 726 California Avenue, across the street from the proposed project, and the California Coastal Commission is now moving toward construction.

The project is proposed to include the creation of four single-family residences, each on an individual small lot. Parcel A, with a lot area of 1,526.61 sf will contain a 2,105 sf three story single-family residence. Parcel B, with a lot area of 1,288.4 sf will contain a 1,750 sf three story single-family residence. Parcel C, with a lot area of 1,731.05 sf, will contain a 2,000 sf single-family residence located above at-grade parking serving the subdivision. Parcel D, with a lot area of1,604.13 sf, will contain a 1,860 sf single-family residence, also located above at-grade parking serving the subdivision. These densities are within the limits established by the VSP and the LUP, as further defined by the SL-DIR. Yard setbacks for each lot conform to the requirements for Small Lot Subdivisions defined by Ordinance No. 176354 (SLO).

The height of the individual homes is proposed to be 30 feet at the highest point with a roof slope of 2.5/12 for all areas of the roof above 25' for parcels A, B, C, and D inclusive. These heights are within the height limit of 25' to 30' with sloping roofs for the Oakwood / Millwood subarea as defined by both the VSP and LUP, respectively.

Following the subdivision of land, four single-family residences are proposed for construction, one for each newly created lot. Two cars per unit will be parked in covered garages located on Lots C and D, per criteria established in the Venice Specific Plan and the Local Land Use Plan for single-family residences and fulfilling criteria established in City of Los Angles Ordinance No. 176354 (SLO). Two parking spaces will be provided for each new single-family residence per the Venice Specific Plan (VSP) and the Venice Local Coastal Plan Land Use Plan (LUP), for a total of eight parking spaces.

The proposed project will result in the construction of four new market rate single-family residential units that conform to the height, parking, and density requirements of the. Venice Local Coastal Program Land Use Plan. The property currently contains a single story building with a detached garage, occupied by the Applicant. The existing buildings will be demolished, and replaced with four new single-family residences. The project will displace no coastal dependent uses and there will cause no significant adverse environmental impacts.

COASTAL DEVELOPMENT PERMIT PROJECT PERMIT FINDINGS

The three findings required for granting a coastal development permit as enumerated in Section 12.20. of the Los Angeles Municipal Code are established by the following facts:

COASTAL DEVELOPMENT PERMIT FINDINGS, 739 California Avenue, Venice
Exhibit B

1. **The proposed Coastal Development is in conformity with the Venice Local Coastal Program Land Use Plan, certified by the California Coastal Commission June 14, 2001.**

The project complies with the intent and stipulated requirements and limits stipulated in the certified Venice Local Coastal Program Land Use Plan. The property is subject to the standards governing development in the Oakwood Venice sub-area.

Each of the four proposed single-family residence project complies with maximum height of 25' to 30', with a varied roofline that slopes 2.5/12 where the roof is taller than 25'; the project proposes provides a density of one dwelling units per lot, with an average lot size of 1537.43 sf, takes all vehicular access from the alley at the rear of the project, and provides eight residential parking spaces on lots of less than 40', and less than 35' adjacent to the alley.

Public access, public recreation, the marine environment, land resources, sensitive habitats, and public development and industrial development are not impacted by the proposed project. The proposed four lot subdivision of land, with one single-family residence proposed on each lot, will produce no impacts on public access to coastal resources. The density of one unit per lot, the building height of 25'-30' with a varied roofline, and the provision of two legal parking spaces per single-family residence on a lot of less than 35', with all vehicular access taken from the adjacent alley, meets all development standards defined by the Venice Local Coastal Plan Land Use Plan (LUP).

The proposed project(s) will be similar in size and character to the properties surrounding the site in an area generally zoned RD 1.5-1, designated Low Medium Residential II by the LUP, and developed with both single and multi-family dwellings. A 30' tall three-story single-family residence is located directly adjacent to the property, and a 30' tall three-story apartment building is located three lots to the west on the same block. A Small Lot Subdivision at 726 California Avenue, across the street and similar to the proposed project in density, building height, and parking, has been approved by the coastal commission and is currently under developed. A Small Lot Subdivision at 511 San Juan, similarly located in the Oakwood / Milwood subarea of the LCP and similar to the proposed project in density, building height and parking, was approved by the Coastal Commission and construction recently completed.

All criteria for density, height, and parking established by the Venice Coastal Zone Land Use Plan have been met by the project as proposed. There are no impacts on public access, public recreation, the marine environment, land resources, sensitive habitats, and public or industrial development. The proposed Coastal Development, by meeting these standards, is in full compliance with the goals and objectives of the Venice Local Coastal Plan Land Use Plan (LUP).

2. **The proposed Coastal Development substantially complies with the applicable regulations, findings, standards, and provisions of the Venice Specific Plan.**

The subject property is a legally recorded corner lot of irregular shape and measuring 6,815 sf. The proposed project is for the creation four individual small lots created per the terms of City of Los Angles Ordinance No. 176354 (SLO), the State of California Subdivision Map Act, and Small Lot Subdivision Director's Determination (SL-DIR). One single-family residence is proposed for each newly created lot. . This Coastal Development is similar in scale and character to development on other lots located within the immediate vicinity, which contains a mix of one, two, and three story single-family and multifamily residences. A 30' single-family residence occupies the immediately adjacent property across San Juan Court. A 30' three story apartment building occupies a double lot on the same block three lots west of the proposed development. A small lot project of similar density and character is located at 726 California Avenue, is immediately across the street from the proposed development, and a Coastal Development Permit has been approved by the Coastal Commission.

The proposed project is in the Oakwood-Millwood Venice sub-area of the Venice Specific Plan and is designated Low Medium II Multifamily Residential in the Venice Coastal Program Land Use Plan. The project is designed to conform entirely to the policies and provision of the VSP (Ordinance No. 175,693 Section 10.G, Oakwood / Millwood Subarea) and with the LUP. Section 10.G of the VSP limits residential density to a maximum of two dwelling units on all lots in multiple family zones; this project proposes one single-family residence on each newly created lot.

The proposed Coastal Development complies the density limit of one residence per 1,500 sf in the RD1.5 zone, per the LAMC, the VSP, and the LUP. The lots are averaged per criteria established by ZI 2406, Small Lot Subdivision Director's Determination (SL-DIR), for an average lot size of 1537.43 sf.
The proposed Coastal Development also provides for: 1, varied rooflines that do not exceed 30 feet in height, and are sloped 2.5/12 above 25' (VSP Section 10.G, 3a); 2, driveways and vehicular access that is taken from the alley (VSP Section 10.G4a); and 3, two parking spaces per single-family residence are provided (VSP Section 13 D). Yards meet or exceed the minimum requirement of 5' for yards adjacent to properties not developed as part of the subdivision, per City of Los Angles Ordinance No. 176354 (SLO).

The proposed project will result in the construction of four new market rate single-family residence units that conform to the height requirements, parking requirements, density requirements, and setback requirements stipulated by the Venice Specific Plan (VSP) and the Venice Local Coastal Program Land Use Plan (LUP), as stipulated by the terms described in ZI 2406, Small Lot Subdivision Director's Determination (SL-DIR).

3. **The development is not located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, and the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976.**

The subject property is not located between the nearest public road and the shoreline, but instead is located on California Avenue at the northwest corner of 7th Avenue. This is approximately ¾ miles inland from Ocean Front Walk, a non-motorized walkway adjacent to Venice Beach. The site is not adjacent to the Venice Canals or any other inland body of water. The property is zoned RD1.5-1 and approved for residential use. While the proposed project does not provide access to or from the beach, neither does the project interfere with public access to Venice beach. Therefore, the issues of public access and public recreation are not affected.

The following additional facts support the qualification of the proposed project for a Coastal Development Permit:

4. **The development is in conformity with Chapter 3 of the California Coastal Act of 1976 (commencing with Section 30200 of the California Public Resources Code).**

The proposed project will be a subdivision of land per the criteria established by City of Los Angeles Ordinance No. 176354 (SLO) and the State of California Subdivision Map Act, with the construction of one single-family residence proposed for each newly created lot. The existing property is a legally created lot of approximately 6,815 sf corner lot with frontages on California Avenue, 7th Avenue. A 10' alley, San Juan Court, is at the rear of the property. The four proposed residences conform to standards established by the Venice Local Coastal Plan Land Use Plan (LUP) as ratified by the Coastal Commission in on June 14, 2001. The height of all proposed buildings is limited to 30'. The roofs slope 2.5/12 in all areas above 25'. Two parking spaces for each single-family residence will be provided, for a total of eight parking spaces on-site. Pedestrian access is provided from California Avenue, which is on a city bus route, from 7th Avenue, and from the alley.

5. **The decision of the permit granting authority has been guided by any applicable decision of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code, which provides that prior decisions of the Coastal Commission, where applicable, shall guide local governments in their actions in carrying out their responsibility and authority under the Coastal Act of 1976.**

The Applicant is not aware of any conflicts between the request and other decisions of the Coastal Commission. The Coastal Commission has issued Coastal Development Permits for similar small lot subdivisions in Venice designed per the provisions of the small lot ordinance, including projects at 302 Venice Boulevard, 43 Ozone Avenue, 49 Brooks Avenue, 2307 Oakwood Avenue, 511 San Juan Avenue, and 726 California Avenue.

6. **The proposed project is compatible in scale and character with the existing neighborhood, as defined by the Coastal Commission Regional Interpretive Guidelines, and the proposed project will not be materially detrimental to adjoining lots or the immediate neighborhood.**

The subject property is a legally recorded lot of irregular shape. The proposed project is for the legal subdivision of four small lots to be created per City of Los Angeles Ordinance No. 176354 (the Small Lot Ordinance) and the State of California Subdivision Map Act. It will be similar in scale and character to development on other lots located within the immediate vicinity, including the 30' tall single family residence located immediately adjacent to the north, the 30' tall three story apartment building located on the same block and side of the street, three lots to the west, and the recently approved and permitted Small Lot Subdivision at 726 California Avenue, which is similar to the proposed project in density, scale, and parking. The volumes of the proposed project are broken down into component elements through surface articulation and transparency that serves to scale the buildings to their context. Landscaped areas are provided in the yards adjacent to streets, creating a pedestrian friendly environment.

7. **The proposed project is consistent with policies and provisions of the General Plan and all applicable Specific Plans.**

The proposed project is in the Oakwood-Millwood Venice sub-area of the Venice Specific Plan and is designated Low Medium Multifamily Residential in the General Plan. The project is designed to conform to the policies and provisions of the VSP (Section 10.G, Ordinance No. 175,693). Section 10.G limits residential density to a maximum of two dwelling units on all lots in the multiple family zones. ZI 2406, Small Lot Subdivision Director's Determination (SL-DIR) requires 1,500 square feet of lot area per dwelling unit in the RD1.5 zone, which the proposed project provides. The proposed project will provide varied rooflines (Section 10.G3a) that will not exceed 30 feet in height with a sloping roofline of 2.5 / 12 pitch for all roof areas above 25', two cars are provided in individual garages for each new single family residence, and driveways and vehicular access are provided from the alley (Section 10.G4a).

8. **The proposed project will not result in the displacement of affordable housing.**

The existing single-family residence on the site is owner occupied, and has been for a number of years. No affordable housing units will be displaced.

HOUSING SERVICES DIVISION – OCCUPANCY MONITORING UNIT
Los Angeles Housing Department
LAHD
[illegible] West 7th Street, 9th Floor, Los Angeles, CA 90017
tel 213.808.8808; fax 213.808.8945
lahd.lacity.org

Antonio R. Villaraigosa, Mayor
Douglas Guthrie, General Manager

Mello Determination Memorandum

Date: September 22, 2011

To: Susan Palmas, City Planning Associate
City Planning Department

From: Suzette Flynn, Director of Housing Services
Los Angeles Housing Department

Subject: Declaration of Absence of Affordable Units for
739 California Avenue, Venice CA 90291

The Los Angeles Housing Department cannot determine if affordable units existed at 739 California Avenue, Venice CA 90291. The rental information for the past three (3) years is unavailable since the current owner purchased the property on July 15, 2011.

The project consists of demolishing a single family dwelling, and building a total of four (4) units.

cc: Los Angeles Housing Department File
Azad Investment Group, LLC, Owner
Behzad Hashem-Nahid, Vice Operating Manager
Richard A. Rothschild, Western Center on Law and Poverty, Inc.
Susanne Browne, Legal Aid Foundation of L.A.

SF:MAC:amj