

**Land Use and Planning Committee**  
**September 26, 2007**  
**Item 5B:**  
**Case #: Not Available**

Report Prepared by: Maury Ruano  
Project Location 1020 Venice Blvd.  
Applicant Name: Valley Heart Group LLC  
Presenter Name: Michael Gonzales (Land Use Counsel)/Eric Owen Moss (Architect)

The applicant is seeking a zone change and, although not explicitly stated, the use of the 35% Density Bonus. This law would entitle the applicant to FAR, height, parking, and density increases.

However, this property, as per the Parcel Profile Report, is not eligible for the 35% Density Bonus. Therefore, the development has to comply with the Venice Specific Plan FAR, height, parking and density requirements. This seems fairly straightforward.

The zone change, however, can be looked at as a separate and arguably acceptable request. It is perhaps a fair compromise to grant this applicant a zone change request given the following: The applicant's property is located in a transportation corridor, and given the city's commitment to mixed use development, granting the applicant's requested zone change would allow C2-1 zoning to be treated as RAS4 instead of R3, which is the VSP mandated zoning, and permit the exact kind of mixed use development the city is looking for.

Since the VSP mandates that any commercial zoning properties be treated as residential (R3) for density purposes only, the FAR restriction would not go away unless the zone change is granted. This zone change would also result in 36 units permitted as opposed to 18 units per the VSP R3 zoning requirement. The project would still need to comply with the 30-foot height limit, and the 2.25 parking spaces/unit requirement.

Finally, we need to keep in mind that SB1818 is the law, and it does not carve out any geographical exceptions.