

Actions Requested

Acciones solicitadas • 요청된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

1. An exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Sections 15301 (Class 1) and 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to the Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to LAMC Section 12.22 A.25, a Density Bonus/Affordable Housing Incentive Compliance Review for a Housing Development Project comprised of 20 dwelling units, of which four (4) dwelling units will be set aside for Very Low Income Households, with the following requested Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive to allow a Floor Area Ratio (FAR) increase of 97.3 percent resulting in a FAR of 2.96, in lieu of a FAR of 1.5, as otherwise required by the Venice Coastal Zone Specific Plan Section 11.B.3;
 - b. An Off-Menu Incentive to allow a northwesterly side yard of 5 feet in lieu of 8 feet, as otherwise required in the C2 Zone pursuant to LAMC Section 12.14 C.2;
 - c. An Off-Menu Incentive to allow a southeasterly side yard of 5 feet in lieu of 8 feet, as otherwise required in the C2 Zone pursuant to LAMC Section 12.14 C.2;
 - d. An Off-Menu Incentive to allow a zero-foot front yard setback for residential floor area, in lieu of 5 feet, as otherwise required by the Venice Coastal Zone Specific Plan Section 10.f.4(a);
 - e. A Waiver of Development Standards to allow a maximum building height of 52 feet 10 inches, in lieu of 30 feet, as otherwise required by the Venice Coastal Zone Specific Plan Section 10.F.3;
 - f. A Waiver of Development Standards to remove the step back provisions, in lieu a 45 degree step back plane, as otherwise required by the Venice Coastal Zone Specific Plan Section 10.F(3)(a);
 - g. A Waiver of Development Standards to allow a Roof Access Structure with a maximum exterior dimension of 176 square feet in lieu of 100 square feet, as otherwise required by the Venice Coastal Zone Specific Plan Section 9.C;
3. Pursuant to Los Angeles Municipal Code (LAMC) Chapter 1A Section 13B.9.1, a Coastal Development Permit for the proposed project on a lot located within the Single Permit Jurisdiction of the Coastal Zone;
4. Pursuant to Los Angeles Municipal Code (LAMC) Chapter 1A Section 13B.4.2, a Project Compliance for the proposed project on a lot located within the North Venice Subarea of the Venice Coastal Zone Specific Plan; and
5. Pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for the demolition of two (2) residential units and the construction of 20 Residential Units in the Coastal Zone.

Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):

CPC-2021-2020-DB-CDP-SPPC-MEL-HCA

Environmental Case Number(s):

ENV-2021-2021-CE

Related Case Number(s):

N/A

Overlays(s):

Venice Coastal Zone Specific Plan - North Venice Subarea

Zone:

C2-1-0

Community Plan Area:

Venice

Land Use Designation:

Neighborhood Office Commercial

Council District:

11 - Park

Assigned Staff Contact Information:

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Applicant:

Brittany Teagues

Representative:

Tony Russo, Crest Real Estate

Who's Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知

Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 300 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

Accommodations - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email per.planning@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.