

TRANSMITTAL TO CITY COUNCIL

Case No. APCW-2014-364-SPE-SPP-CDP	Planning Staff Name(s) and Contact No. Kevin Jones (213) 978-1361	C.D. No. 11
Related Case No(s). None	Last Day to Appeal January 2, 2015	

Location of Project (Include project titles, if any.)

21 Voyage Street

Applicant(s) and Representative(s) Name(s) and Contact Information, if available.

Applicant: Jay Ramras
 1850 Hoselton Road
 Fairbanks, AK 99709

Representative: Henry Ramirez
 2824 1/2 Grand Canal
 Venice, CA 9029190065
Tel No.: 323 401-3792
Email: hram.design@gmail.com

Appellant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available.

Appellant: Same as applicant

Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description only those items which are appealable to Council.)

Project description: To permit the conversion of a recreation room into a third dwelling unit, within an existing duplex, on a lot that is approximately 3,412 square feet (including one-half the alley); the lot area of each dwelling unit would be approximately 1,137 square feet.

On December 3, 2014, the West Los Angeles Area Planning Commission took the following action:

1. Disapproved Mitigated Negative Declaration ENV-2014-0365-MND.
2. Disapproved a Specific Plan Exception to allow three dwelling units in lieu of the permitted two dwelling units.
3. Disapproved a Specific Plan Exception to permit six onsite vehicle parking spaces in lieu of the required six residential parking spaces and one guest parking space.
4. Disapproved a Specific Plan Project Permit Compliance determination with the Venice Coastal Zone Specific Plan.
5. Disapproved a Coastal Development Permit for the proposed project.
6. Adopted the Findings.

Items Appealable to Council

Specific Plan Exception, Specific Plan Project Permit Compliance, and Coast Development Permit

Fiscal Impact Statement <small>*If determination states administrative costs are recovered through fees, indicate "Yes."</small> Yes	Env. No.: 2014-0365-MND	Commission Vote: 5 - 0
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 Rhonda Ketay, Commission Executive Assistant West Los Angeles Area Planning Commission	1-9-15 DATE:
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