

3/25/15

File No. 15-0027

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an appeal filed for property located at 21 Voyage Street.

Recommendations for Council action:

1. ADOPT the FINDINGS of the West Los Angeles Area Planning Commission (WLAAPC) as the Findings of the Council.
2. RESOLVE TO DENY THE APPEAL filed by Henry Ramirez / Jay Ramras (Representative: Henry Ramirez), from the entire determination of the WLAAPC, for a proposed request to permit the conversion of a recreation room into a third dwelling unit within an existing duplex, located at 21 Voyage Street, and THEREBY DISAPPROVE:
 - a. A Specific Plan Exception to allow three dwelling units in lieu of the permitted two dwelling units.
 - b. 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.
 - c. Project Permit Compliance determination with the Venice Coastal Zone Specific Plan.
 - d. A Coastal Development Permit for the proposed project.
 - e. Mitigated Negative Declaration, ENV-2014-0365-MND.

Applicant: Jay Ramras

Representative: Henry Ramirez

Case No. APCW-2014-364-SPE-SPP-CDP

Fiscal Impact Statement: The WLAAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: Yes

For: Venice Neighborhood Council

TIME LIMIT FILE - APRIL 2, 2015

(LAST DAY FOR COUNCIL ACTION - APRIL 1, 2015)

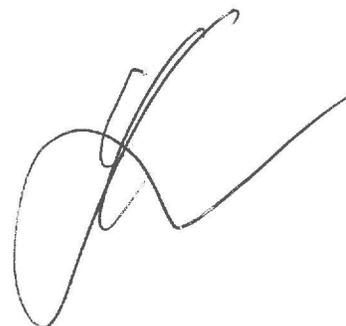
Summary

At a regular meeting held on March 17, 2015 (continued from February 24, 2015), the Planning and Land Use Management Committee considered an appeal filed for property located at 21 Voyage Street. Staff from the Department of City Planning gave the Committee background information on the matter. The applicant/appellant, members of the public, and staff from Council District 11 spoke.

After an opportunity for public comment, the Committee adopted the Findings of the WLAAPC, denied the appeal, and sustained the WLAAPC's decision. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

MEMBER	VOTE
HUIZAR:	YES
CEDILLO:	YES
ENGLANDER:	ABSENT

SG
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-NOT OFFICIAL UNTIL COUNCIL ACTS-