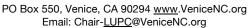


## Venice Neighborhood Council

## LAND USE AND PLANNING COMMITTEE





## **STAFF REPORT [DRAFT]**

Report

9/10/21

Date: Staff:

Mehrnoosh Mojallali

**LUPC Date:** 

9/23/21

**VNC Date:** 

**OVERVIEW** 

Address:

709 E Crestmoore Place.

Applicant:

Marianne Guadiana

**Representative:** Jared L. Johnson, MPL – Howard Robinson & Associates.

Case No.:

DIR-2021-6159-CDP-MEL

Supporting

**Documents:** 

Link to Supporting Documents

**Project Description:** 

Conversion of existing detached recreation room & storge to an accessory

dwelling unit (ADU). No new height or floor area proposed.

**Venice Sub-Area:** 

Southeast Venice.

**Zoning:** R2-1

**Existing SF:** 

460 SF, detached from existing residence, one recreation room and storage.

**Proposed SF:** 460 SF remodel to ADU conversion.

**Proposed Parking:** 

One existing covered parking and one proposed for ADU.

Number of Units:

One existing residence and one proposed ADU

Mello Act

No demolition or conversion of dwelling units, so no Mello review

Compliance:

required. Project is exempt from inclusionary housing requirements of the

Mello Act.

Requested Entitlement(s): None

**COMPLIANCE WITH SPECIFIC PLAN** 

Setbacks:

Existing 5 feet at rear and 2' feet at sides

Height:

Single story – existing height

Parking:

One existing cover parking and one new uncovered tandem

ZAA/Waiver:

None sought

Case No.: Address: Report Date: LUPC Staff:

Mass, Character, and Scale

Existing Height - 11'-2". No new height or floor area added

**COMMUNITY OUTREACH** 

Date: None

Notification None

**Summary of Feedback:**None

**LUPC HEARING SUMMARY** 

**Public Comment:** 

**Board Comment:** 

Recommended

To be approved

**Motion:**