



# Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 [www.VeniceNC.org](http://www.VeniceNC.org)

Email: [Chair-LUPC@VeniceNC.org](mailto:Chair-LUPC@VeniceNC.org)



## STAFF REPORT [DRAFT]

**Report Date:** April 13, 2022  
**Staff:** Christopher Plourde  
**LUPC Date:** April 7, 2022  
**VNC Date:** April 19, 2022

### OVERVIEW

**Address:** 2410 Grand Canal

**Applicant:** Ramzik Davoudian and Jeffrey M. Hoffman

**Representative:** Austin Peters (Company: Peters Architecture)

**Case No.:** DIR-2021-9496-CDP

**Project Description:** RENOVATION AND ADDITION TO EXISTING SINGLE-FAMILY RESIDENCE WITH ATTACHED GARAGE

**Staff Summary:** Remodel of existing 3-story house/garage, enclosure of ground floor below existing 2<sup>nd</sup> floor balcony, expansion of 3<sup>rd</sup> floor balcony above second floor balcony, addition of roof deck and access. Footprint remains unchanged, height unchanged except for roof access structure.

**Requested Entitlement(s):** CDP

**Venice Sub-Area:** Venice Canals

**Zoning:** RW1-1-0

**Existing SF:** 3,048

**Proposed SF:** 3,222

**Proposed Parking:** 3 (existing)

**Number of Units:** 1

**Melo Act Compliance:** N/A

Case No.: DIR-2021-9496-CDP  
Address: 2410 Grand Canal  
Report Date: 4/13/2022  
LUPC Staff: Christopher Plourde

### **COMPLIANCE WITH SPECIFIC PLAN**

**Setbacks:** 18'6" Front (existing), 9' Rear (existing), 3' Side (existing)  
**Height:** 35.66' + 10' Roof Access structure. 45.66' total  
**Parking:** 3 (existing)  
**ZAA/Waiver:** N/A  
**Mass, Character, and Scale:** Unchanged

### **COMMUNITY OUTREACH**

**Date:** March 17, 2022  
**Notification Radius:** 500'  
**Summary of Feedback:** Concern about construction vehicles in alley.

### **LUPC HEARING SUMMARY**

**Public Comment:** Question as to whether third floor balcony complies with 2:1 ratio required by Specific Plan. Plan are not clear whether railing of balcony extends outside buildable area.

**Board Comment:** The complexity of this issue is due to the fact that the existing permitted structure was constructed prior to Specific Plan rule imposing 2:1 setback from centerline of Grand Canal. Due to this unresolved question, VNC motion is subject to verification of compliance of this balcony with the Specific Plan.

**Recommended Motion:** LUPC recommends approval of the project, as presented, subject to clarification as to whether the new third floor balcony complies with the Venice Specific Plan.

Maker: Barry Cassilly

2nd: Lauren Siegel

Vote: 5-0-0-0-0