



# 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:LUPC@VeniceNC.org)



## STAFF REPORT [DRAFT]

**Report Date:** 9/10/21  
**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 Compliance:** No demolition or conversion of dwelling units, so no Mello review 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

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**Mass, Character,  
and Scale** Existing Height - 11'-2". No new height or floor area added

**COMMUNITY OUTREACH**

**Date:** None

**Notification  
Radius:** None

**Summary of  
Feedback:** None

**LUPC HEARING SUMMARY**

**Public Comment:**

**Board Comment:**

**Recommended  
Motion:** To be approved