



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE
PO Box 550, Venice, CA 90294 www.VeniceNC.org
Email: Chair-LUPC@VeniceNC.org



STAFF REPORT [DRAFT]

Report Date: Nov. 5/2021
Staff: Mehrnoosh Mojallali
LUPC Date: Nov. 11/2021
VNC Date:

OVERVIEW

Address: 40 23rd Ave. Venice
Applicant: 40 23 LLC Ridaa Murad
Representative: Breakformdesign
Case No.: Dir-2019-5782-CDP-MEL-SPP
Supporting Documents: [\[Link to Supporting Documents\]](#)
Project Description: [Copy from description on Planning Department website]

Requested Entitlement(s): None
Venice Sub-Area: Venice Canals subarea
Zoning: RD1.5-1-0
Existing SF: Existing duplex 1,588 SF to be demolished
Proposed SF: New Duplex 3 stories – Total 3,587 SF
Proposed Parking: New Duplex & 2 car carport
Number of Units: duplex
Mello Act Compliance: Cleared – N/A

COMPLIANCE WITH SPECIFIC PLAN

Setbacks: Side and Rear Yard meets requirements
Height: 28'-0" with 10' Roof Access height
Parking: yes
ZAA/Waiver: ZA approved 5' front yard setback in place of 15 ft. required

Case No.:
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**Mass, Character,
and Scale** Meets Requirements

COMMUNITY OUTREACH

Date: Sept. 29th 2021

**Notification
Radius:** 250' Radius

**Summary of
Feedback:** No Objections – One neighbor was concerned about the construction noise

LUPC HEARING SUMMARY

Public Comment:

Board Comment:

**Recommended
Motion:** To project as presented