



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: April 28 /2022
Staff: Mehrnoosh Mojallali
LUPC Date: /2022
VNC Date:

OVERVIEW

Address: 321 E. BROOKS AVE. VENICE, CA
Applicant: MAGEE O'CONNELLE
Representative: CREST REAL ESTATE LLC / BURDGE ARCHITECTS
Case No.: ZA-2022-1278-ZAA-CDP
REFERRAL FORM SIGNED NY IRA BROWM /PROJECT PLANNING

Supporting Documents: [\[Link to Supporting Documents\]](#)

Project Description: REMODEL AND ADDITION TO AN EXISTING ONE- STORY DUPLEX INTO A TWO-STORY DUPLEX WITH ROOF DECK, POOL, AND SPA LOCATED WITHIN THE VENICE COASTAL ZONE-SPECIFIC PLAN ZONED RD1.5.1.

Requested Entitlement(s): None
Venice Sub-Area: Oakwood Area
Zoning: RD1.5-1-0
Existing SF: Existing duplex 2,056 S.F.
Proposed SF: New Duplex 3,178 S.F.
Proposed Parking: New Duplex & 3 Car Carport
Number of Units: Duplex
Mello Act Compliance: Cleared

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LUPC Staff:

COMPLIANCE WITH SPECIFIC PLAN

Setbacks: Side and Rear Yard meets requirements based on existing conditions to be finalized.

Height: 30'-0" pitched – Street Center line with 4'5" Roof Access Height

Parking: 3 - New Parking

ZAA/Waiver: ZA approved 4' yard setback in place of 10' ft. required

Mass, Character, and Scale Meets Requirements

COMMUNITY OUTREACH

Date: April 27/ 2022

Notification Radius: 500' Radius

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

LUPC HEARING SUMMARY

Public Comment:

Board Comment:

Recommended Motion: LUPC recommends approval of the project as presented and support Applicant's proposed findings relating to the ZAA to maintain existing sideyard setbacks.

Mover: Barry Cassilly / 2nd Andrew Mika

6-0-0-0