

VENICE NEIGHBORHOOD COUNCIL

LAND USE AND PLANNING COMMITTEE STAFF REPORT

Report date: 10/5/20, revised 3/15/21

Staff: Shep Stern

LUPC date: 10/8/2020

VNC date: TBD

Address of Project: 417-419 Grand Blvd.

Case Numbers:

DIR-2020-7248-CPD-MEL

Property Owner: Simon Watts and Grace Lee

Representative: Rafael Martinez

Architect: Brian Noteware, AIA Architect, Inc.

Zone: R 1.5 - I- O

City Hearing: TBD

City Planner: Kevin Fulton

PROJECT DESCRIPTION

Applicant seeks to build a 2 story addition/remodel to existing 1 story single family dwelling with ADU. Existing building height is 18' -0" and proposed building height would be 26'5". Existing square footage is 1,626 sf and would add 940sf to the main house and 49 sf to the existing ADU for a total of 2,615 sf. of which 1,961 sf is the main house and 654 sf for the attached ADU.

COMMUNITY OUTREACH

There was a community meeting on 8/18/20. One neighbor attended. Applicant has submitted three neighbor approvals (form letter, signed) from three different dates than the community meeting. Though I requested more than once to be included in any community outreach, I was not informed of the presentation.

RECOMMENDED MOTION

Motion.