



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: October 29, 2021
Staff: Christopher Plourde
LUPC Date: November 11, 2021
VNC Date: TBD

OVERVIEW

Address: 2433 Bryan Ave
Applicant: NASIM YAZDANI
Representative: JOHN HAMILTON [Company: HAMILTON ARCHITECTS, INC.]
Case No.: DIR-2021-6788-CDP-MEL
Supporting Documents: [<https://drive.google.com/drive/folders/1BEnw2lMz4agJB0K4u9qm-nITz50fxEt?usp=sharing>]
Project Description: COASTAL DEVELOPMENT PERMIT FOR THE INTERIOR REMODEL AND 746 SQUARE-FOOT TWO (2)-STORY ADDITION TO AN EXISTING ONE (1)-STORY 1,271 SQUARE-FOOT SINGLE-FAMILY DWELLING TOTALING 2,017 SQUARE FEET.
Staff Summary: Remodel of existing 1st floor with addition of 2nd floor bedrooms and bath. First floor footprint remains unchanged. 2nd floor addition extends to setback on the west (street/non-neighbor) side yard
Requested Entitlement(s): CDP, VSO
Venice Sub-Area: Oakwood-Millwood-Southeast Venice
Zoning: R1-1
Existing SF: 1,271
Proposed SF: 2,017
Proposed Parking: 1 [existing]
Number of Units: 1
Melo Act Compliance: Determined to be N/A per planning.

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COMPLIANCE WITH SPECIFIC PLAN

Setbacks: 16.65 front (existing), 15' rear (existing), 4.33' side (existing)
Height: 22' 6 1/4"
Parking: 1 car garage (existing)
ZAA/Waiver: N/A
**Mass, Character,
and Scale** VSO

COMMUNITY OUTREACH

Date: N/A
**Notification
Radius:**
**Summary of
Feedback:**

LUPC HEARING SUMMARY

Public Comment: TBD
Board Comment: TBD
**Recommended
Motion:** Approve as De Minimus