



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: 10/18/2021
Staff: Corinne Baginski
LUPC Date: 11/01/2021
VNC Date:

OVERVIEW

Address: 846 East Milwood Avenue
Applicant: Nicole Kyleen Neuburger (as The Nicole Kyleen Neuburger Revocable Living Trust)
Representative: Tony Russo (Crest Real Estate)
Case No: DIR-2021-7983-CDP-MEL & ENV – 2021-7984-CE
Supporting Documents: Revised drawings provided by Representant

Project Description: The subject lot is 35' x 125' rectangular - shaped lot located in the Oakwood – Milwood – Southeast Venice subarea of the Venice Coastal Zone Specific Plan. The lot area per zimas is 4,381.5 SF.

The current site consists of an existing one-story Single-Family Dwelling of about 810 SF. There is a detached garage with a Back-alley access via Milwood court with a 15' wide alley.

THE PROJECT PROPOSES AN INTERIOR REMODEL OF 435 SF of the existing SFD AND A 2 STORY ADDITION OF 2,090 SF AT BACK OF MAIN STRUCTURE. ADDITIONALLY, A DETACHED ADU (198 SF) OVER THE EXISTING DETACHED GARAGE (368 SF) IS PROPOSED.

Staff Summary: The applicant has emailed me a revised drawing showing the garage walls to remain therefore keeping the non-conforming wall – this differs from the plans downloaded from Zimas - No variance requested all within the VSP

Requested Entitlement(s): (1) CDP with Mello exemption

Venice Sub Area: Oakwood – Milwood – Southeast Venice

Zoning: R2-1

Existing Lot SF: 4,381.5 SF

Proposed Parking: 2 covered (Existing) – 1 uncovered

Number of Units: Single Family Dwelling + (1) ADU

Melo Act Compliance: Exempt (they are maintaining more than 50% of exterior walls of existing structure)

COMPLIANCE WITH SPECIFIC PLAN

Setbacks: Front: NA (existing to remain)
Side: 3'-6" @ new section of main house
Back: n/a @ main house

Garage: Non conforming
ADU: 3.5' side yard if lot less than 50' wide / rear yard; 4'-0"



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Report Date 11/07/2021 (draft)
Staff: Corinne Baginski

Height: Per VSP Subarea: 25' with Flat roof / 30' varied
Proposed: 27'-2" Varied @ main house
Proposed: 21'-7 1/2" Flat @ ADU

Permeable Surface:

Fence Height: Keynote shows an existing fence / no height is indicated. Applicant has mentions that they will change the fence and will respect VSP height established.

Parking: 2 covered / 1 uncover

ZAA / Waiver: n/a

Mass, Character and Scale: Within the mass and scale set by VSP

COMMUNITY OUTREACH

Date: Scheduled for November 1st, 2021 @ 5:30pm via Zoom - no one showed up / 2 email inquiries

Notification Radius: 250 ' BTC receipt provided

Summary Feedback:

LUPC HEARING SUMMARY:

Public Comment:

Board Comment:

Recommended Motion: