

Venice Neighborhood
Council

Post Office Box 550

Venice, CALIFORNIA 90294
310-606-2015.



**Land Use and
Planning
Committee Report
to VNC Board of
Officers**



--date--

Case Number: Proposed project – no case number at present

Address of Project: 542-568 S. Venice Boulevard

Size of Parcel: 40x60 eighteen times

Size of Project: 2400 sf ea (43,200 sf total)

Venice Subarea: Southeast Venice

Zone: R3-I-O

Permit Application Date: n/a

Date of Planning Report: n./a

Date of End of Appeal Period: n/a

Planning Report Prepared by: n/a

Applicant: RAD Ventures (Robert D’Elia)

Address: 3110 Main Street, #400
Santa Monica, California 90405

Representative: Yuval Chiprut

Contact Information: (310) 862-8600 (542venice@radventures.com)

Date(s) heard by LUPC:

Zoning Administration Date:

**WLA Area Planning
Commission Dates:**

LUPC MOTION:

STAFF REPORT

Project Description: Tear down existing apartment containing 28 units spanning 9 lots and replace with 18 detached Single Family homes.

Applicant described the project on the LUPC Project Form as:

Section of Venice Coastal Zone Specific Plan and/or the Los Angeles Municipal Code governing this particular site and application:

Summary of Arguments Against this Project/Issue:

Height allowance from 30 to 35 feet

Summary of Arguments For this Project/Issue:

Create new housing for families who can not afford large west side homes.

Redevelop old housing stock that needs a lots of repairs.

No roof top structures – exterior stairways

Lots of open space so houses will be able to have individual gardens

Summary of Public Comment:

Summary of Findings by LUPC:

Authors of Report: James Murez

Date: 2/25/2008

Draft of LUPC Recommended Letter from VNC Board of Officers to Council District 11 and selected others.

Draft of Community Impact Statement

Approximate Hours Spent on this Project by LUPC Staff: