



**Venice Neighborhood Council**

PO Box 550, Venice CA 90294

[/www.VeniceNC.org](http://www.VeniceNC.org)

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**LAND USE AND PLANNING**

**COMMITTEE STAFF REPORT**

**Submitted to LUPC November 6, 2012**

**Submitted to VNC Board of Officers**

**XXXXXXX**

**DRAFT**

**Case Numbers:** [ENV-2012-2882-CE](#)  
[DIR-2012-2881-SPP-MEL](#)

**Address of Project:** 1647 S. Crescent Pl.  
**Property Owners:** Ravi Guha  
**Owner’s Representatives:** David Hertz

<b>LUPC CASE MANAGER:</b>	Mia Herron
<b>MOTION:</b>	
<b>MADE BY:</b>	
<b>SECONDED:</b>	
<b>VOTE:</b>	
<b>DATE APPROVED BY LUPC:</b>	

**PROJECT SUMMARY:**

The applicant is proposing demolition of existing 2-story duplex residence / detached garage and construction of new 2,399 SQ FT single family residence / detached garage with recreation room above.

The applicant’s proposed new construction is in compliance with the Venice Coastal Zone Specific Plan and is not requesting exceptions or variances.

Additionally, the applicant has met with all adjoining neighbors and modified the structure’s design to address requests made by community, thus aligned with the character, mass, and scale of the surrounding area.

**Requests:** Specific Plan Project Permit Compliance  
**Size of Parcel:** 4,108 SQ FT  
**Size of Project:** 2,399 SQ FT  
**Number of Stories:** 2 stories  
**Lot Dimensions:** 42' x 100'  
**Assessed Land Value:** \$1,020,000  
**Last Owner Change:** 7/1/2011  
**Project Description:** The applicant is proposing demolition of existing 2-story duplex residence / detached garage and construction of new 2,399 SQ FT single family residence / detached garage with recreation room above.

**Venice Sub-Area:** Milwood  
**Zone:** R2-1  
**Date of Planning Report:** TBA  
**Date of End of Appeal Period:** TBA  
**City Planning Report Prepared by:** N/A  
**LUPC Staff Report Done By:** Mia Herron  
**Owner/Applicant:** Ravi Guha  
**Owner's Representative:** David Hertz  
**Contact Information:** (213) 829-9932  
**Date(s) heard by LUPC:** November 7, 2012  
**Advisory Agency Hearing Date:** N/A  
**Applicant's Neighborhood Mtg:** N/A  
 (adjacent properties)  
**Mello Act:** Mello Determination Memo dated December 12, 2011  
**Environmental:** Categorical Exemption

**ARGUMENTS FOR THIS PROJECT:**

Applicant is building the new structure within their rights, and by code per the Venice Coastal Zone Specific Plan.

Applicant has proactively reached out to adjoining neighbors to address character, mass, and scale-related requests during design process.

**ARGUMENTS AGAINST THIS PROJECT:**

N/A

**SYNOPSIS OF PUBLIC COMMENT:**

LUPC Report compiled by: Mia Herron  
 Estimated number of hours of staff time: 2.5

To view drawings, visit the following link to project URL on CityHood:  
<http://www.cityhood.org/ReportCaseActivityDetail.cncx?CID=30326&UGP=Anonymous>