

Pro Feasibility Master Report

Sample Property — Venice, CA 90291



The Verdict

Unlocking the Real Yard Potential



Strategy

Build a 1,200 sq ft Detached ADU in the rear yard.



Configuration

2 Bedroom / 1 Bath.



Permit Path

Streamlined Coastal Development Permit (CDP)
(60 days or less).



Financial Snapshot

3%

Projected ROI

\$2,885 – \$3,527

Monthly Rent Potential

+\$314,360

Immediate Value Uplift

\$320,700 – \$653,340

Total Project Cost

31.0 years

Payback Period

Site Analysis

Unlocking the Real Yard Potential

Lot Size: 5195 sq ft



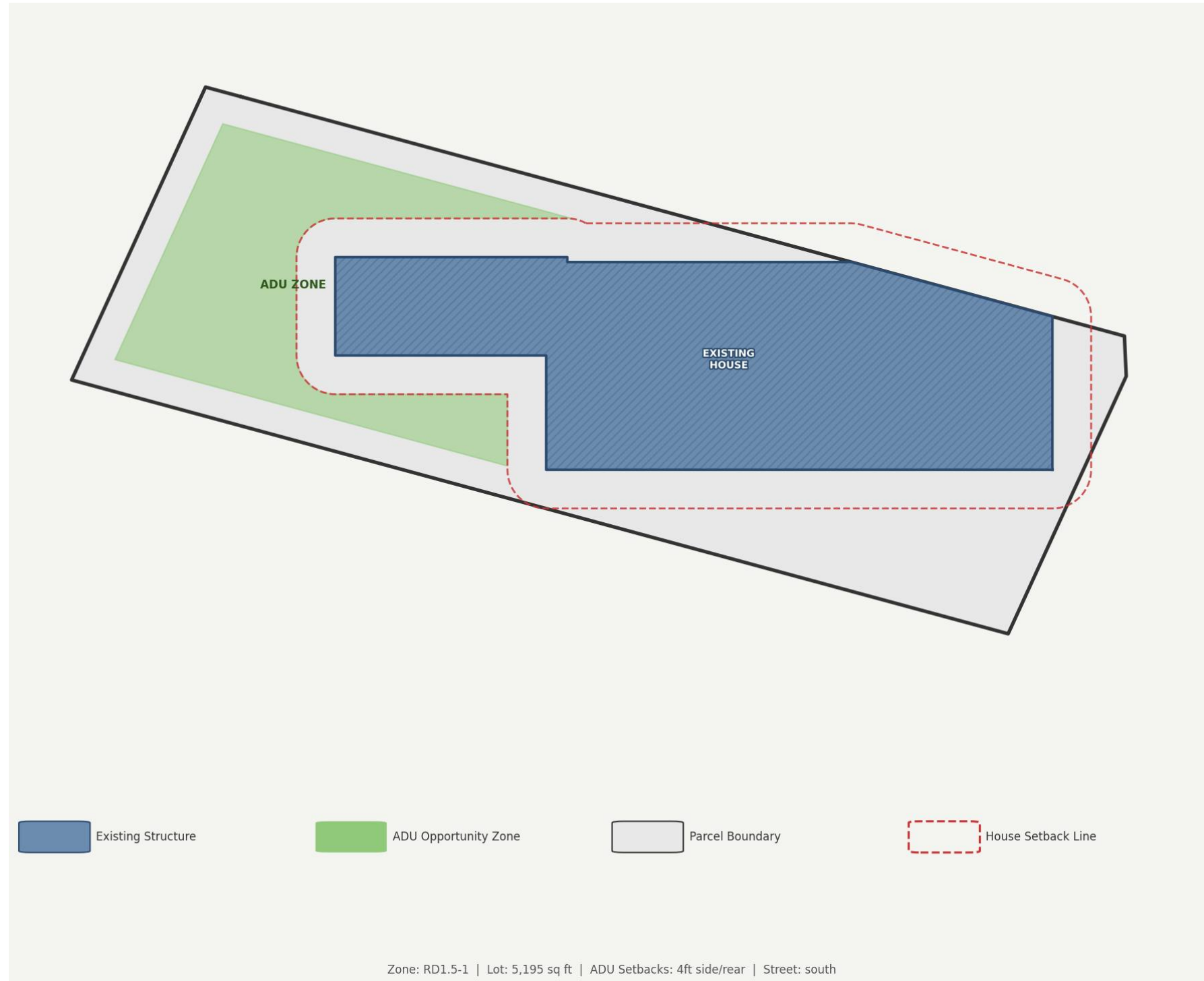
Zoning: RD1.5-1



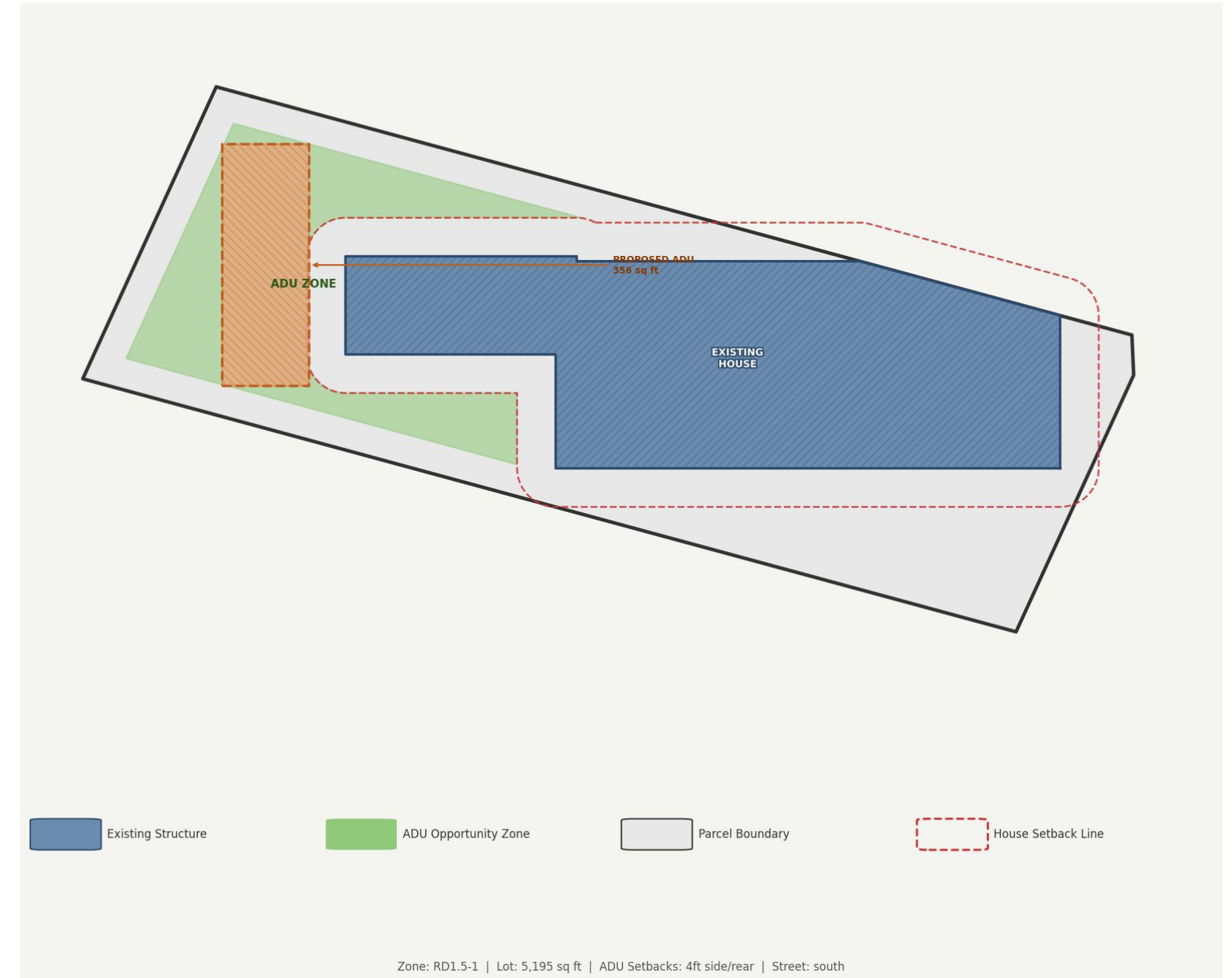
Unlocking the Real Yard Potential to accommodate a detached unit while maintaining privacy for the main residence.

Site Integration Plan

Existing Site



With Proposed ADU



Regulatory Clearance

Parking Requirement

Exempt



Coastal Development Permit (CDP)

Required — Venice Coastal Zone (CDP).



Jurisdiction

California - Los Angeles



CEQA Compliance

Exempt (ministerial ADU).



Setbacks

Preempted to state minimums (4 ft side / 4 ft rear).



Zoning & Regulatory Score:

100 %

Scenario Analysis

Why Detached is the Superior Choice

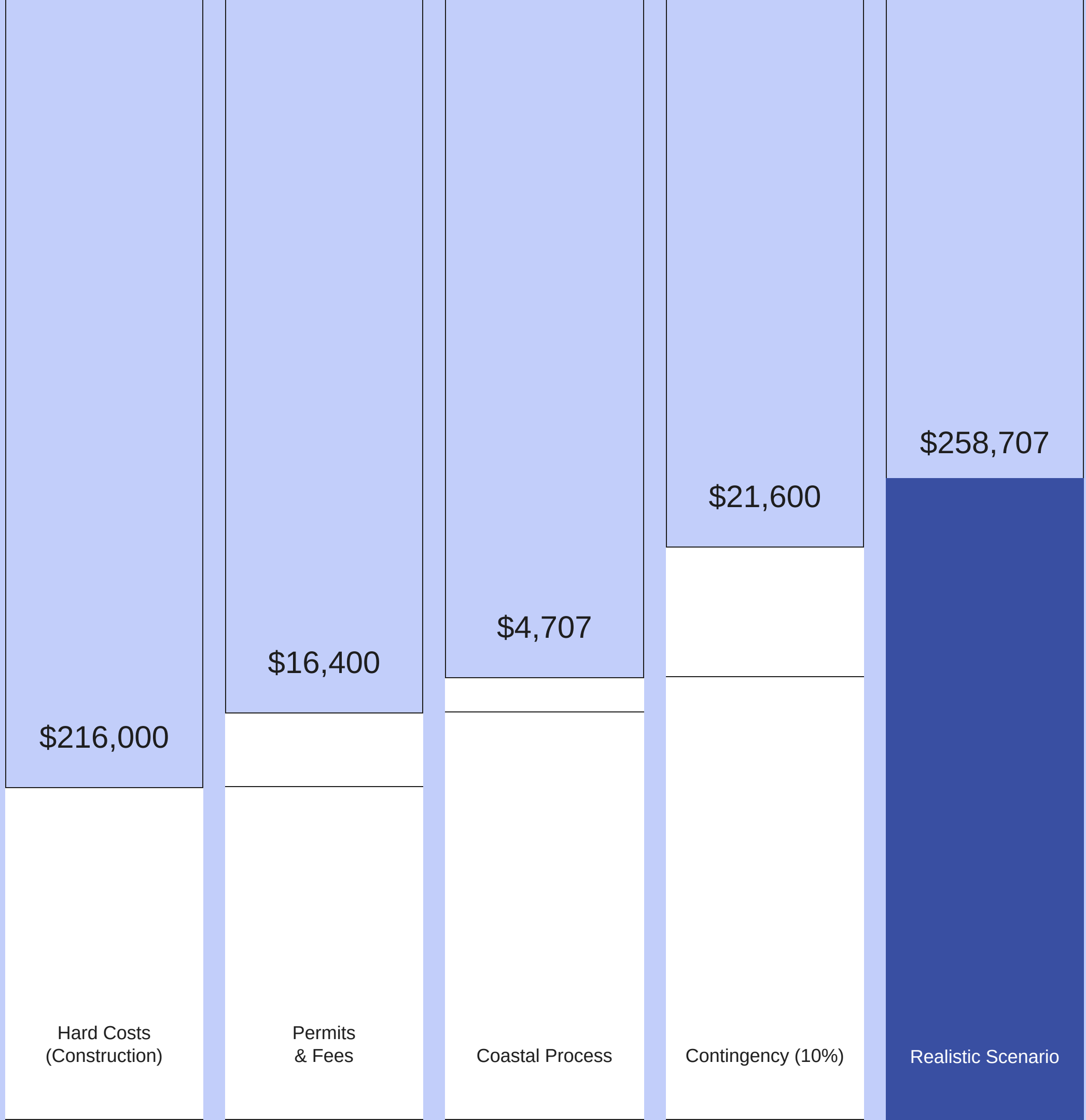
Option Type	Type	Size	ROI Potential	Verdict
Option 1 (Recommended) 	Detached ADU	1200 sq ft	High	Best Overall – Max Rent & Value
Option 2	Attached ADU	900 sq ft	Medium	Lower income potential
Option 3	Junior ADU	500 sq ft	Low	Minimal impact
Option 4	Garage Conv.	700 sq ft	Medium	Loss of storage/parking

Investment Requirements

Total Project Cost



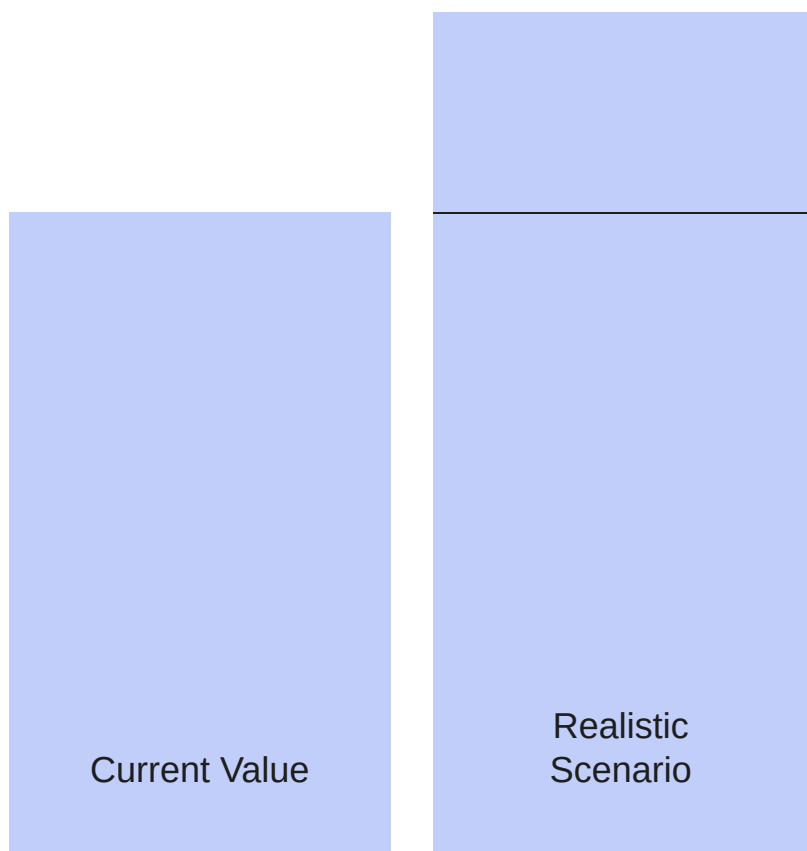
\$320,700 (Conservative) – \$653,340 (Optimistic)



Financial Performance



+\$314,360 Property Value Uplift



5-Year Cash Flow Pro Forma



\$2,885 – \$3,527

Monthly Rent

31.0 years

Payback Period

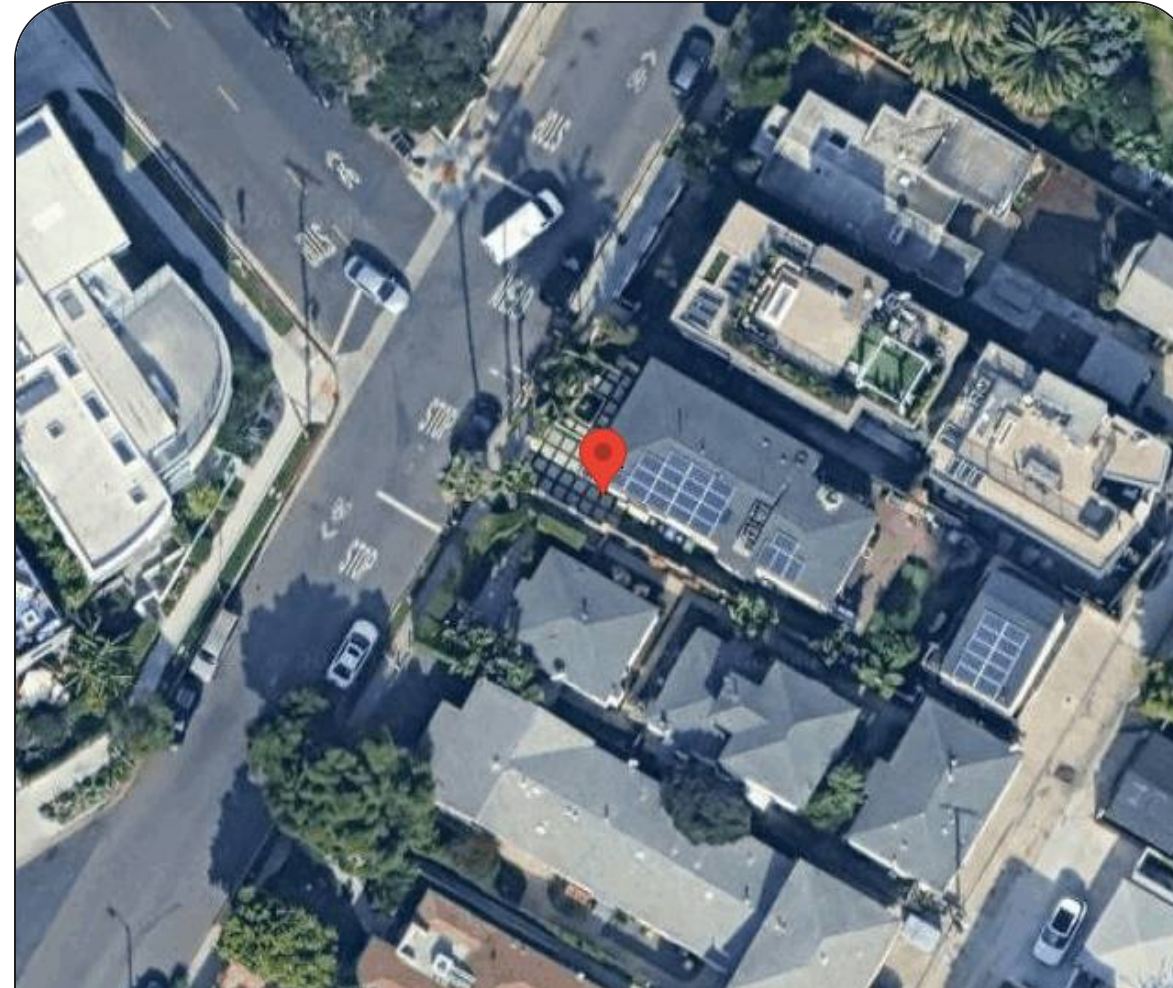
Market Validation



ADU Permit

Nearby ADU permit
Venice, CA 90291

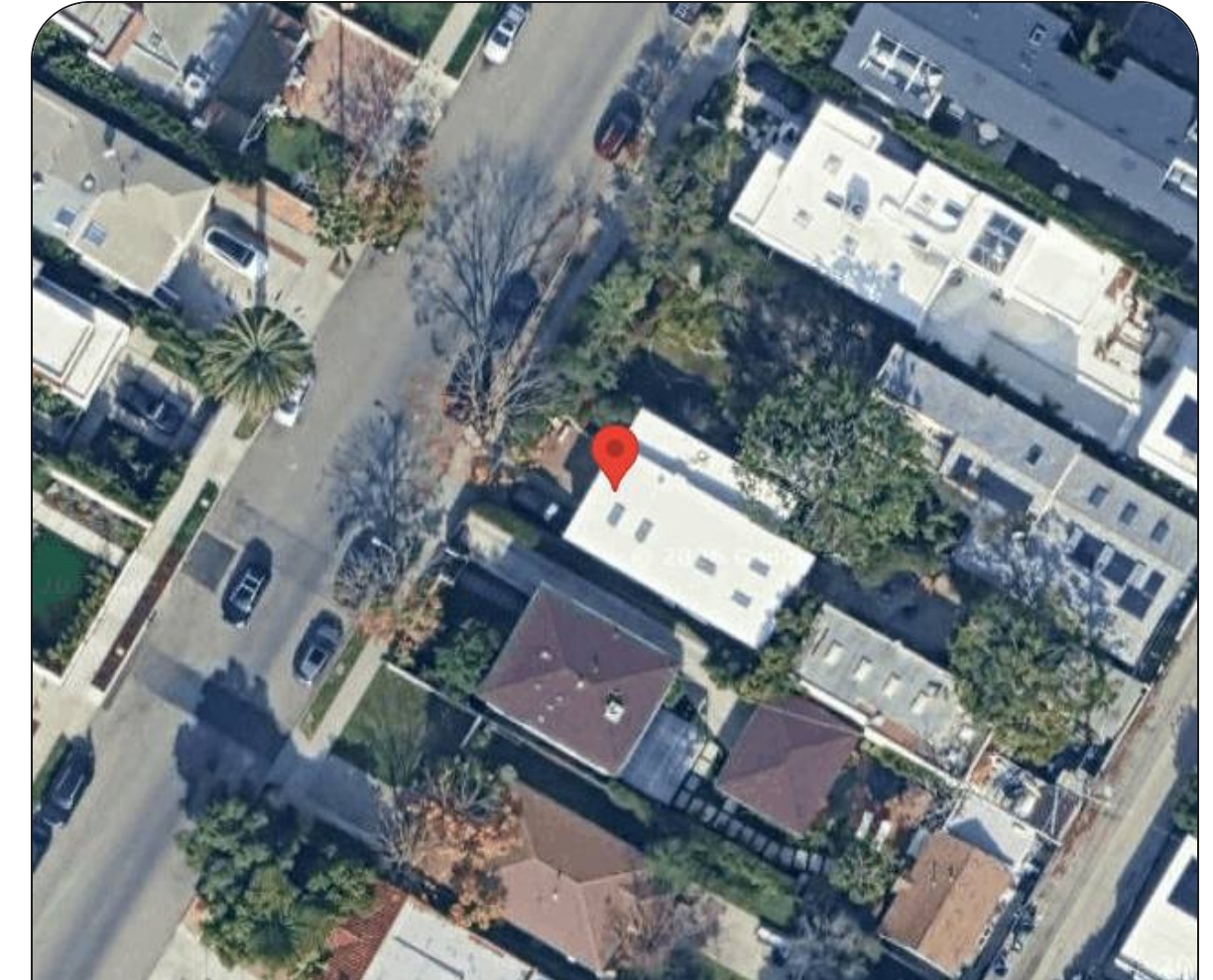
Change An (E) Rec Room To New Accessory Dwelling 2022-09-30
Unit. Under [Planning



ADU Permit

Nearby ADU permit
Venice, CA 90291

Coverion Of Existing Permitted Rec Room To Adu. 2022-07-16
Comply With Departme



ADU Permit

Nearby ADU permit
Venice, CA 90291

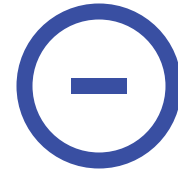
Existing 2-Car Garage To Be Converted To Storage 2022-05-23
Room - No Work Propos

Risk Assessment



Low Risk

- Parking: exempt — no replacement parking required.
- Zoning: RD1.5-1 allows an ADU by-right; setbacks preempted to 4 ft state minimums.



Medium Risk

- Geotechnical / high groundwater — low coastal elevation and historic marsh soils (liquefaction zone, shallow water table) may require an engineered or deepened foundation.
- Buildable area — on a 5,195 sq ft lot with a large existing footprint, the 1,200 sq ft ADU pushes against lot-coverage and open-space limits; size may need trimming.



High Risk

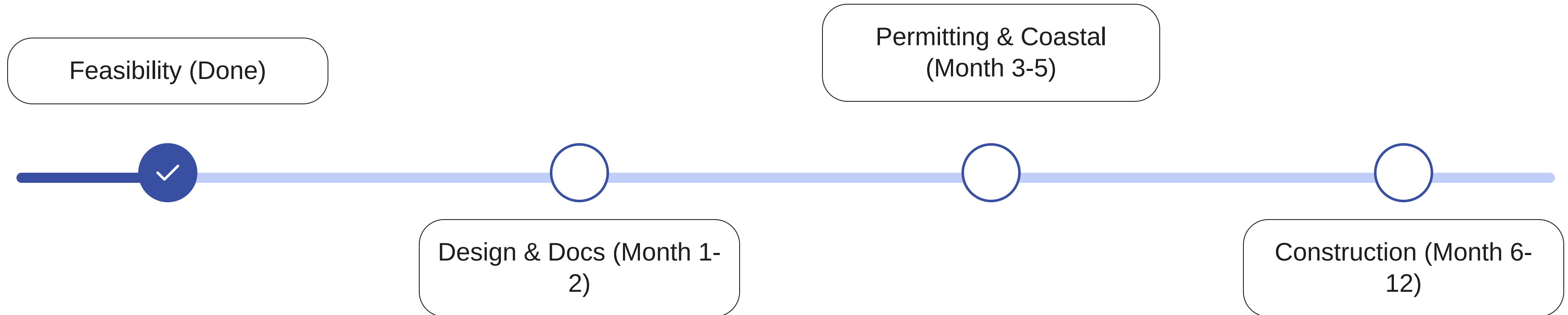
- Coastal Development Permit (CDP) — property is in the Venice Coastal Zone, so a coastal review is required on top of the ministerial ADU approval. Can extend the timeline and may be appealable to the California Coastal Commission.

Feasibility Score:

83 / 100

Execution Timeline

From Concept to Cash Flow



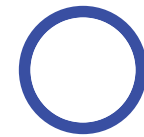
Project Completion & Move-in: Month 12.

The 30-Day Action Plan



Approve Concept

Select the 1,150 sq ft detached design.



Engage Architect

Begin detailed drawings for Coastal Permit.



Submit Pre-App

Initiate Coastal review to lock in 60-day timeline.

Decision Required: Mobilize Design Team

Appendix

Due Diligence & Methodology

Regulatory Citations

CA Gov. Code §65852.2, LAMC Article 2.5.



Methodology

GIS analysis + Local Code Review.



This non-certified site plan is produced using GIS and county data. Accuracy within ± 2 feet.
No site visit performed.



Ready to Build?

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Refund Policy

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[Book your 30-minute strategy call](https://feasibility.aduscale.com)

<https://feasibility.aduscale.com>

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ADUscale Professional Data & Feasibility Disclaimer



This report has been prepared by ADUscale using official municipal zoning regulations, publicly available planning documentation, and professional property intelligence platforms including Zoneomics and Regrid. The analysis reflects the most current regulatory information and parcel data available at the time of preparation. ADUscale conducts a professional feasibility assessment based on applicable zoning rules, parcel characteristics, development standards, and industry best practices for Accessory Dwelling Unit (ADU) development in California.



The purpose of this report is to provide a professional feasibility evaluation and development guidance for the subject property. The conclusions and development scenarios presented in this report reflect ADUscale's professional interpretation of the applicable zoning and planning framework. Because zoning regulations, municipal policies, and planning interpretations may evolve or be applied differently during the permitting process, final approvals and permit decisions remain subject to review by the relevant city or county planning and building departments. Cost estimates, timelines, and development scenarios presented in this report are planning-level projections based on current market conditions and available project data. Actual project costs and timelines may vary depending on design decisions, contractor proposals, site conditions, and permitting requirements.



ADUscale remains committed to using reliable data sources, current regulatory information, and professional analysis to provide accurate feasibility guidance for ADU development projects.