



# Venice Neighborhood Council

P. O. Box 550, Venice, CA 90294

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



## Land Use & Planning Committee (LUPC) STAFF REPORT

Date of Report - 09/12\_2025

City Case No:	DIR-2025 2307-CDP-MEL-HCA
CEQA Case No:	ENV-2025-2809-CE
Related City Case No(s):	ADM-2025-2808-VSO-ADU
Address of Project:	920, Victoria Avenue, Venice CA 90291
Applicant/Property Owner:	Brandon Welling ( <a href="mailto:b.welling@morphosis.net">b.welling@morphosis.net</a> )
Applicant's Representative:	Eric Meyer ( <a href="mailto:e.meyer@morphosis.net">e.meyer@morphosis.net</a> )
Standard of Review:	Coastal Act, with certified Land Use Plan (LUP) as guidance (for CDPs) Venice Community Plan and other applicable State laws.
<hr/>	
Coastal Zone:	Single Permit Jurisdiction
City Hearing:	September 15, 2025
Email for City Planner:	Luis Lopez ( <a href="mailto:luis.c.lopez@lacity.org">luis.c.lopez@lacity.org</a> )
LUPC Staff assigned:	David Turnbull ( <a href="mailto:davidturnbull.lupc@gmail.com">davidturnbull.lupc@gmail.com</a> )

### I. Detailed Project Description:

**New ADU (168 sq.ft) on top of existing garage, designed to be in character with the primary residence and at a scale that is compatible with surrounding structures.**



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## II. Proposed Motion:

The Venice Neighborhood Council recommends the City's approval of the Venice 3.5 project, designed by Morphosis Architects, at 920 Victoria Avenue, as proposed.

Moved by David Turnbull, Seconded by Mark Mack

Vote: 7 for, 0 against (1 absent, 1 recused)

## III. Pros & Cons of Project:

Positive aspects of project:

- A. The proposed Venice 3.5, ADU, is an exemplary contribution to a residential setting that includes an early twentieth century single story house, and an architecturally significant, widely published addition: Venice III, designed by Thom Mayne and Michael Rotondi of Morphosis Architects in 1982, completed in 1986.
- B. The Venice 3.5 project is conceived as a participant in an architectural 'conversation' with the original house, and the canonical 1980s project, in a way that is thoughtful and complies with all contemporary set-back obligations, creating a compound with significant architectural merit, an expression of shifting priorities, addressing new considerations including the opportunities associated with ADU construction generally, in relation to density, within a single family residential zone.
- C. The entire site can be thought of as an extraordinary essay on architectural history and historical continuity, in and of Venice, from the 1900s to the present, projected into the future. We anticipate that the architects, Morphosis again, continuing a tradition of intelligent, speculative design, will make changes in detail and execution that will ensure that this small house, when completed, will have the exceptional quality that the firm is known for, internationally.

Negative aspects of project: N/A

## IV. Neighborhood Outreach/Summary of Community Input:

The applicant has complied with all required notification procedures, and VNC Staff have been advised that negotiations with the neighbor who shares a boundary wall / hedge have been positive, leading to a shared responsibility for reinstating the damaged boundary wall. Staff have not been made aware of adverse comments about the proposed ADU.



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## Summary of Community Input

Concerns expressed by Neighbors:

**None**

Suggestions from Neighbors:

**None**

## V. Findings re. Entitlements:

For your use in determining the entitlements, here is the link to the City Planning Prefix (approving entity) and Suffix (entitlements) Report where you can look up the City Case No. coding abbreviations:

<https://planning.lacity.gov/resources/prefix-suffix-report>

### A. Coastal Development Permit (CDP) – Coastal Act & certified Land Use Plan (LUP) are standard of review

#### 1. Parking/Coastal Access – Assembly Bill 2097 must also be considered in the standard of review

Coastal Act Section 30252 states: *The location and amount of new development should maintain and enhance public access to the coast by:*

1. *facilitating the provision or extension of transit service*
2. *providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads*
3. *providing non-automobile circulation within the development*
4. *providing adequate parking facilities or providing substitute means of serving the development with public transportation*

Insert applicable LUP policies from Policy Group II Shoreline Access of the LUP and analyze compliance:

**The proposed ADU is located in an existing developed area contiguous with similar residential uses and will therefore not have a significant adverse impact on coastal resources — it maintains the existing single car garage, and consistent with it's location in an AB2907 entitlement area, no additional parking is required.**



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## **2. Scenic and Visual Qualities**

Coastal Act Section 30251 Scenic and visual qualities states: *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.*

**The project conforms for Scenic and Visual Qualities because it is an attractive small scale addition, that actively contributes to the scenic and visual character of the neighborhood (see positive remarks above – part III).**

## **3. Cumulative Effect**

Coastal Act section 30250 (a) states: *New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.*

## **4. Protection of Special Coastal Communities**

Coastal Act section 30253(e) states: *New development shall do all of the following...*

*(e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.*

LUP Policy Preservation of Venice as a Special Coastal Community states: *Policy I. E.*

*1. General. Venice's unique social and architectural diversity should be protected as a Special Coastal Community pursuant to Chapter 3 of the California Coastal Act of 1976.*

*Policy I. E. 2. Scale. New development within the Venice Coastal Zone shall respect the scale and character of community development. Buildings which are of a scale compatible with the community (with respect to bulk, height, buffer and setback) shall be encouraged. All new development and renovations should respect the scale, massing, and landscape of existing residential neighborhoods. Lot consolidations shall be restricted to protect the scale of existing neighborhoods. Roof access structures shall be limited to the minimum size necessary to reduce visual impacts while providing access for fire safety. In visually sensitive areas, roof access structures shall be set back from public recreation areas, public walkways, and all water areas so that the roof access structure does not result in a visible increase in bulk or height of the roof line as seen from a public recreation area, public walkway, or water area. No roof access structure shall exceed the height limit by more than ten (10') feet. Roof deck*





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*enclosures (e.g. railings and parapet walls) shall not exceed the height limit by more than 42 inches and shall be constructed of railings or transparent materials. Notwithstanding other policies of this LUP, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five feet.*

*Policy I. E. 3. Architecture. Varied styles of architecture are encouraged with building facades which incorporate varied planes and textures while maintaining the neighborhood scale and massing.*

**The proposed ADU, over an existing garage is conceived as an essay in historical continuity, celebrating the diversity of architectural styles from 1909, the completion date of the existing house, built in the earliest period of development in Venice, the canonical 1980s addition by Morphosis (itself a meditation on the diversity of styles in Venice, in a period of experimentation) and the diversity of inexpensive materials used. The new structure is clad in timber (the existing garage), and profiled steel (the new ADU), and contributes to a 'bricolage' of materials and effects, within the site and throughout the neighborhood.**

**B. Density Bonus Act (DB)(not applicable)**

**C. Conditional Use (CU) cite LAMC CU Section (not applicable)**

**D. Mello Act (MEL)(if applicable): YES**

**Mello Act Advisory Notice and Screening Checklist completed.  
Public hearing date: 09/15\_2025 confirmed.**

**E. Housing Crisis Act (HCA) if applicable: N/A**

**F. Priority Housing Program (PHP): N/A**

**G. Add any other applicable entitlements here, such as SPPE (Specific Plan Project Exception), ZAA (Zoning Administrator Adjustment), etc : N/A**



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## VI. Location plan:





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**VII. Existing structures (Garage + Venice III existing house addition) - looking toward Victoria Ct:**





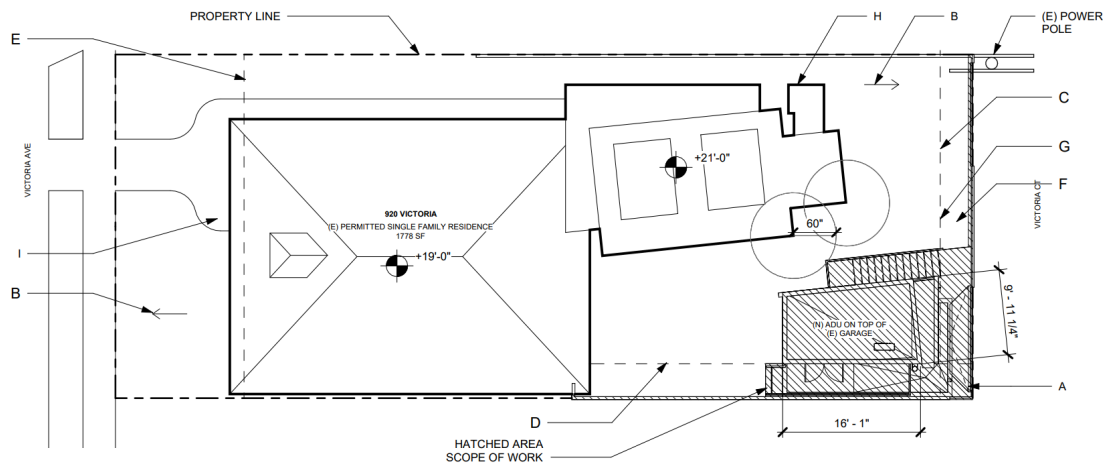
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## VIII. Plot Plan (top) & Rendering of proposed project Venice 3.5 (l) with Venice III addition (r) designed by Morphosis Architects (below):



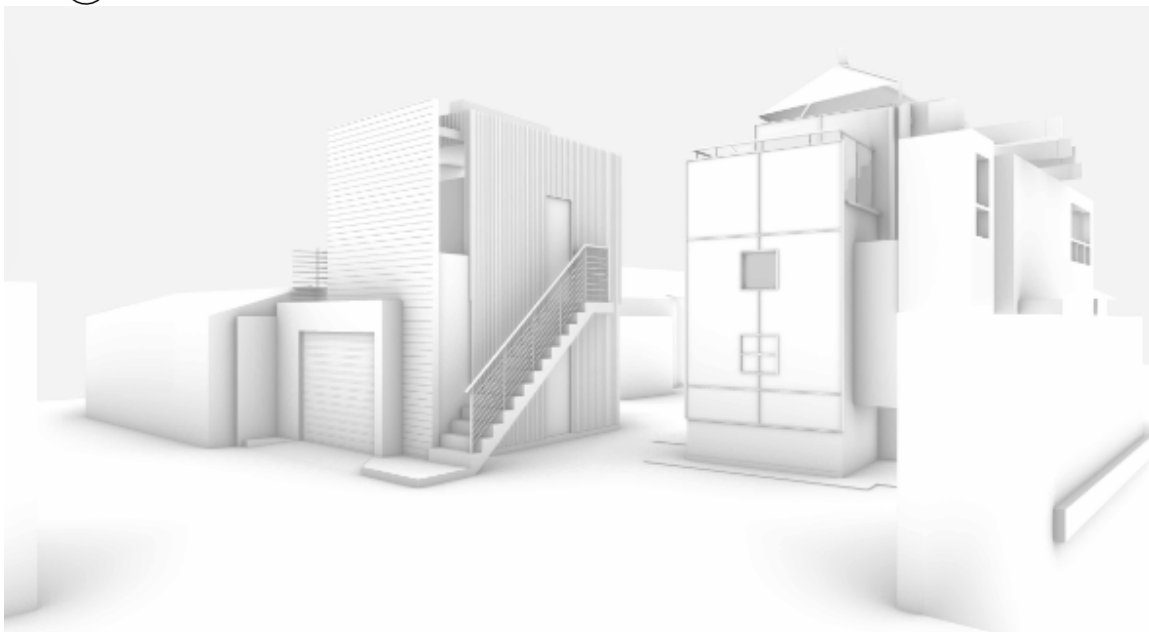
### NOTES

- A. EXISTING DRIVEWAY
- B. DIRECTION OF WATER DRAINAGE
- C. REAR YARD SETBACK: 4FT
- D. SIDE YARD SETBACK: 4FT
- E. FRONT YARD SETBACK: 15FT
- F. EXISTING WATER CONNECTION
- G. EXISTING SEWER CLEANOUT
- H. EXISTING ELECTRICAL PANEL
- I. EXISTING MAILBOX LOCATION
- J. NEW USPS APPROVED MAIL BOX UNIT: N/A (NO SEPARATE ADDRESS FOR ADU)

1

### PLOT PLAN

SCALE: 1" = 10'-0"







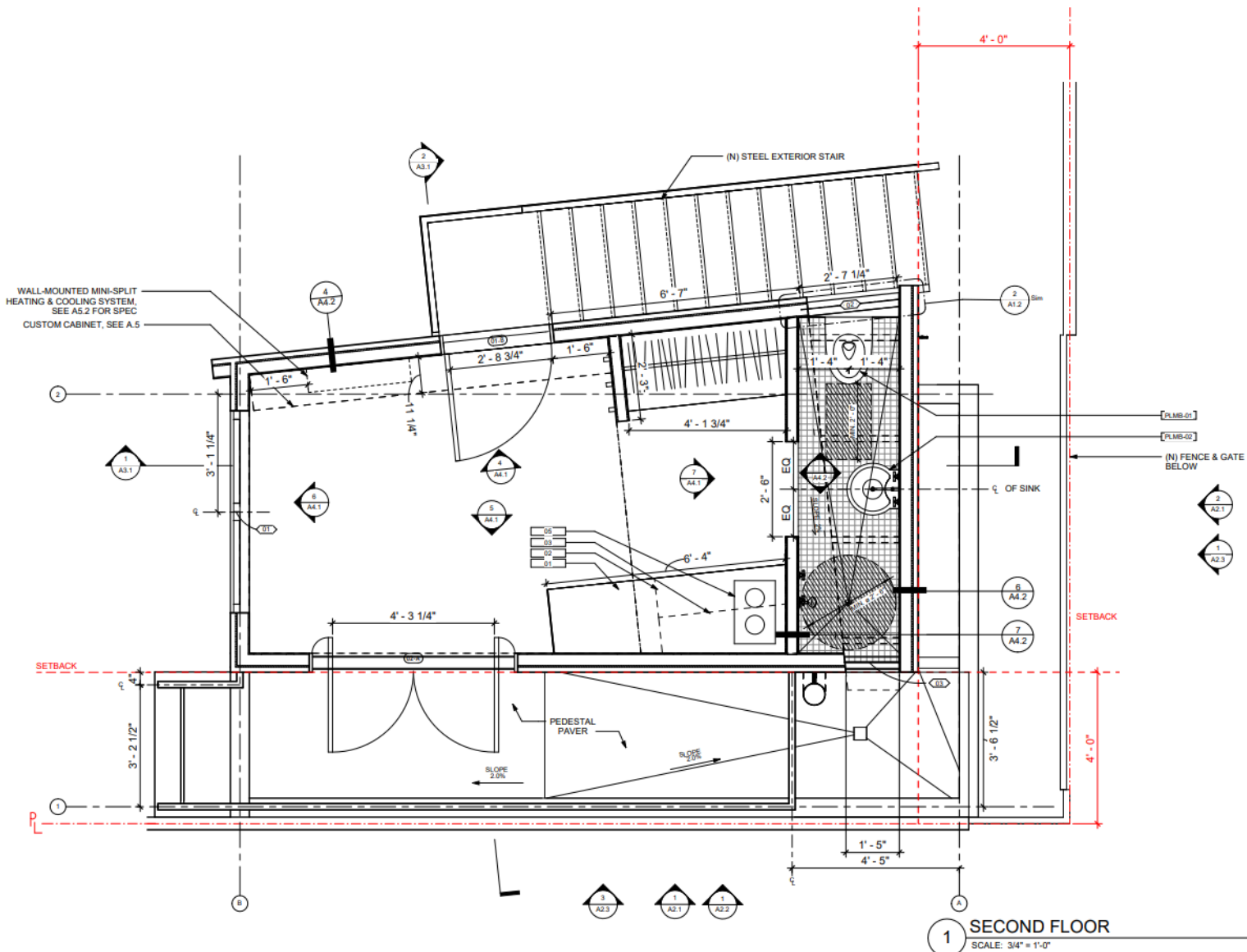
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IX. **Floor Plan of ADU showing bathroom and cooking arrangements as required (California ADU Handbook + City of Los Angeles / Ordinance 186481 (2019))**





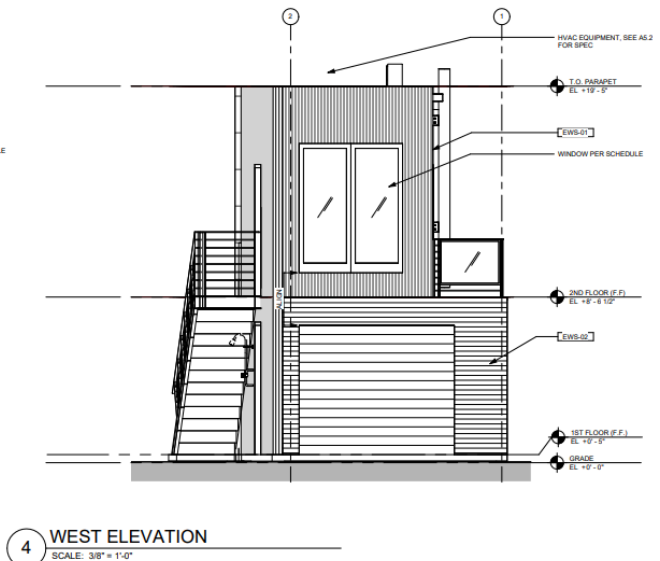
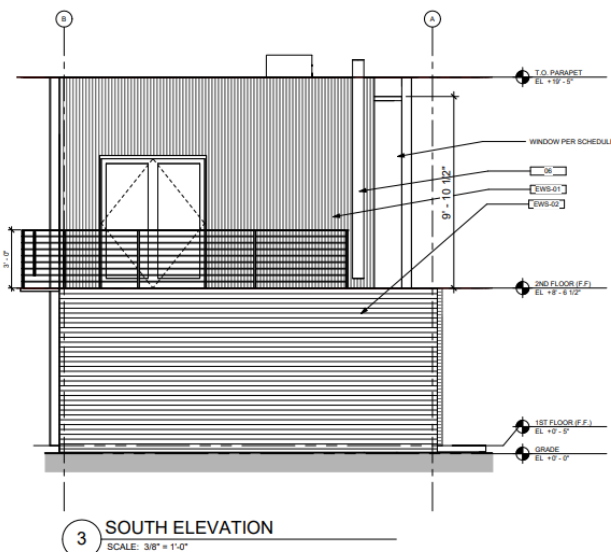
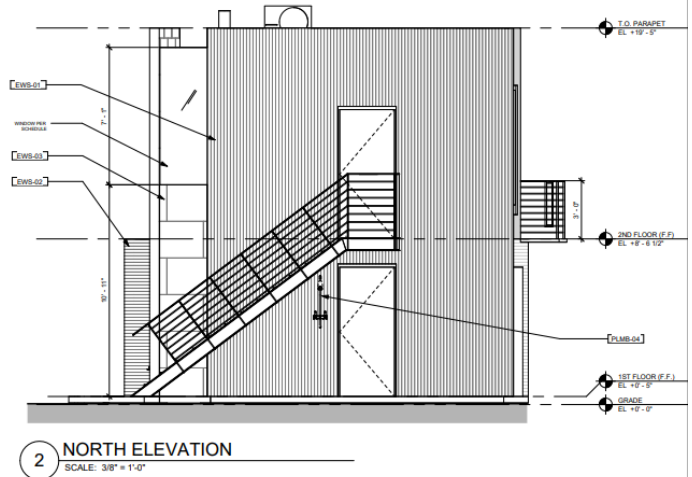
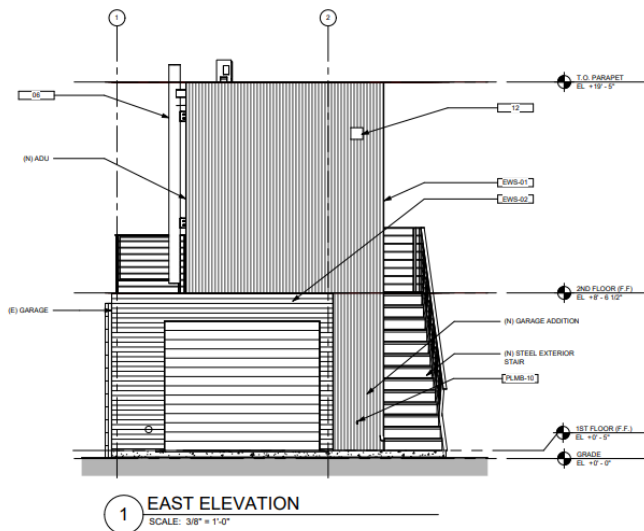
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## X. Elevations — including site elevations from Victoria Ct & Axonometric / 3-D view showing the ADU above the garage (E) with all required set-backs:





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