



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 | www.VeniceNC.org

Email: Chair-LUPC@VeniceNC.org



Land Use & Planning Committee (LUPC) STAFF REPORT October 25, 2025

City Case No:	DIR-2025-3121-CDP-MEL-HCA
CEQA Case No:	ENV-2025-3122-CE
Related City Case No(s):	ADM-2025-2808-VSO-ADU
Address of Project:	424-436-444 Venice Way Addressed as 436
Applicant/Property Owner:	Brett Berns, 436 Venice Way LLC
Applicant's Representative:	Emillio Verdugo
Standard of Review:	Coastal Act, with certified Land Use Plan (LUP) as guidance (for CDPs) Venice Community Plan and other applicable State laws. ADU ordinance.
Coastal Zone:	Single Permit Jurisdiction
City Hearing:	October 20, 2025, 10 AM
Email for City Planner:	Sienna.Kuo@lacity.org
LUPC Staff assigned:	Mehrnoosh (mehrnoosh.mojallali.lupc@gmail.com)

I. Detailed Project Description:

**New proposed detached 2 ADUs, 606 sq. ft. each, stacked at rear yard.
The height 20' at roof peak and no parking required per AB 2097.
4' property setbacks.
The 4 unit on 3 lots are existing 3,362 sq.ft.- CofO 1947.**



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II. Motion:

The Venice Neighbor Council recommends the City's approval of the project at 436 Venice Way, as proposed, and encourages landscaping, tree planting, and innovative architecture.

Moved: Robin

Seconded: Ted

7-0-0 (2 absent, 0 recused)

III. Pros & Cons of Project:

Positive aspects of project:

The 2 ADUs, are proposed detached from existing residential setting that includes 4 units 2 story levels as the existing house.

Negative aspects of project: N/A

IV. Neighborhood Outreach/Summary of Community Input:

The applicant has complied with all required notification procedures. 208 neighbors with in 300 sq feet radius were notified.

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



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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 ADUs are 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 4 car garage, and consistent with its location in an AB 2097 entitlement area, no additional parking is required.

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 with the Coastal Act's Scenic and Visual Qualities policies because it is an attractive construction in the rear yard space, that actively contributes to the scenic and visual character of the neighborhood and existing site.

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,*



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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 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 2 ADUs, are placed as two levels on the rear yard open area with height that is 20'-8" as is the existing residence. Also, the finish materials match the existing house using wood panels, stucco and colors as well. The site structures look unified.

- B. Density Bonus Act (DB)(not applicable)
- C. Conditional Use (CU) cite LAMC CU Section (not applicable)
- D. Mello Act (MEL)(if applicable): **The project adds housing**
- E. Housing Crisis Act (HCA) if applicable: **The project adds housing**
- F. Add any other applicable entitlements here, such as SPPE (Specific Plan Project Exception), ZAA (Zoning Administrator Adjustment), etc : N/A



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Existing Structure:





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Existing Site Plan:

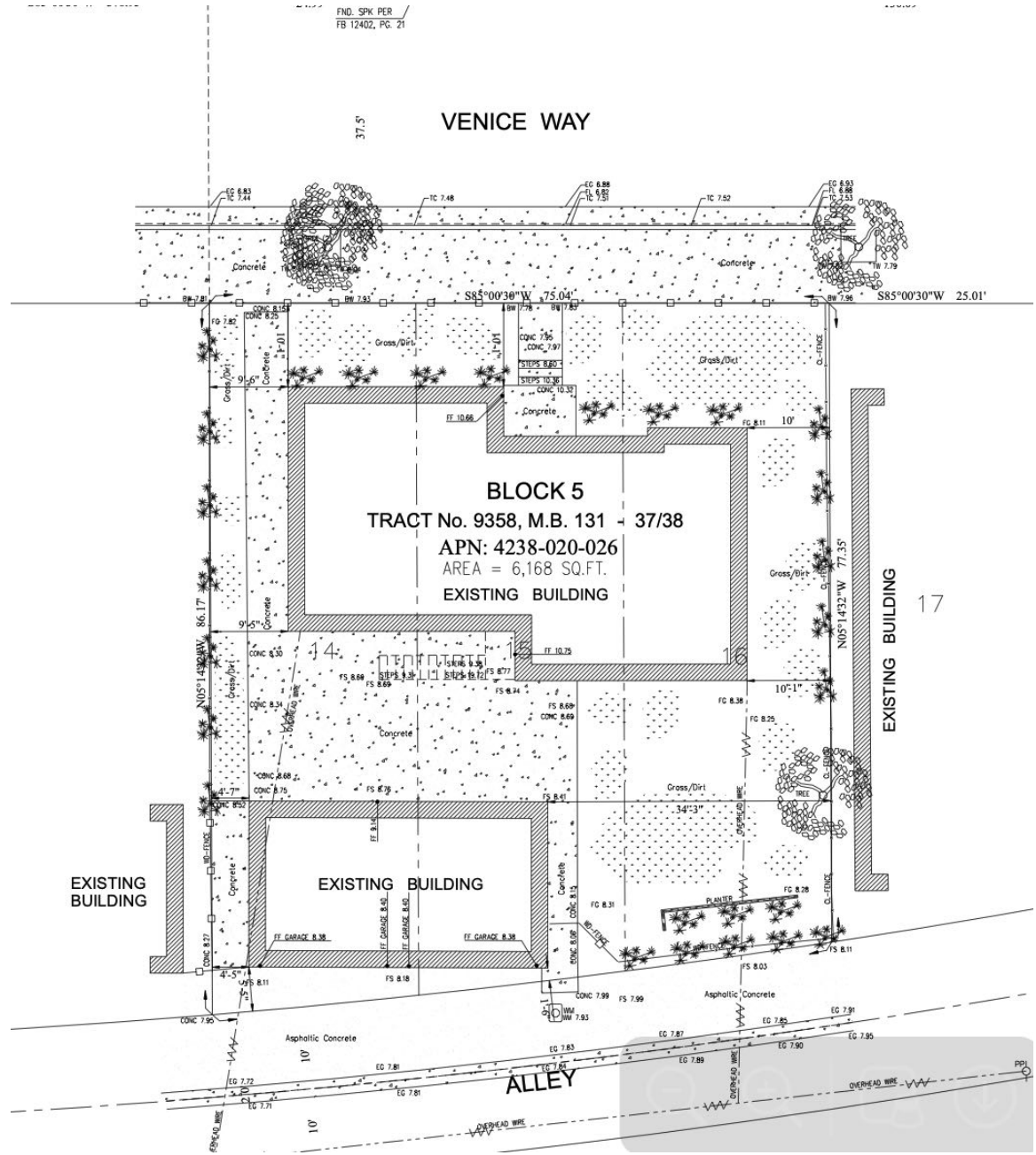


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Proposed site plan:

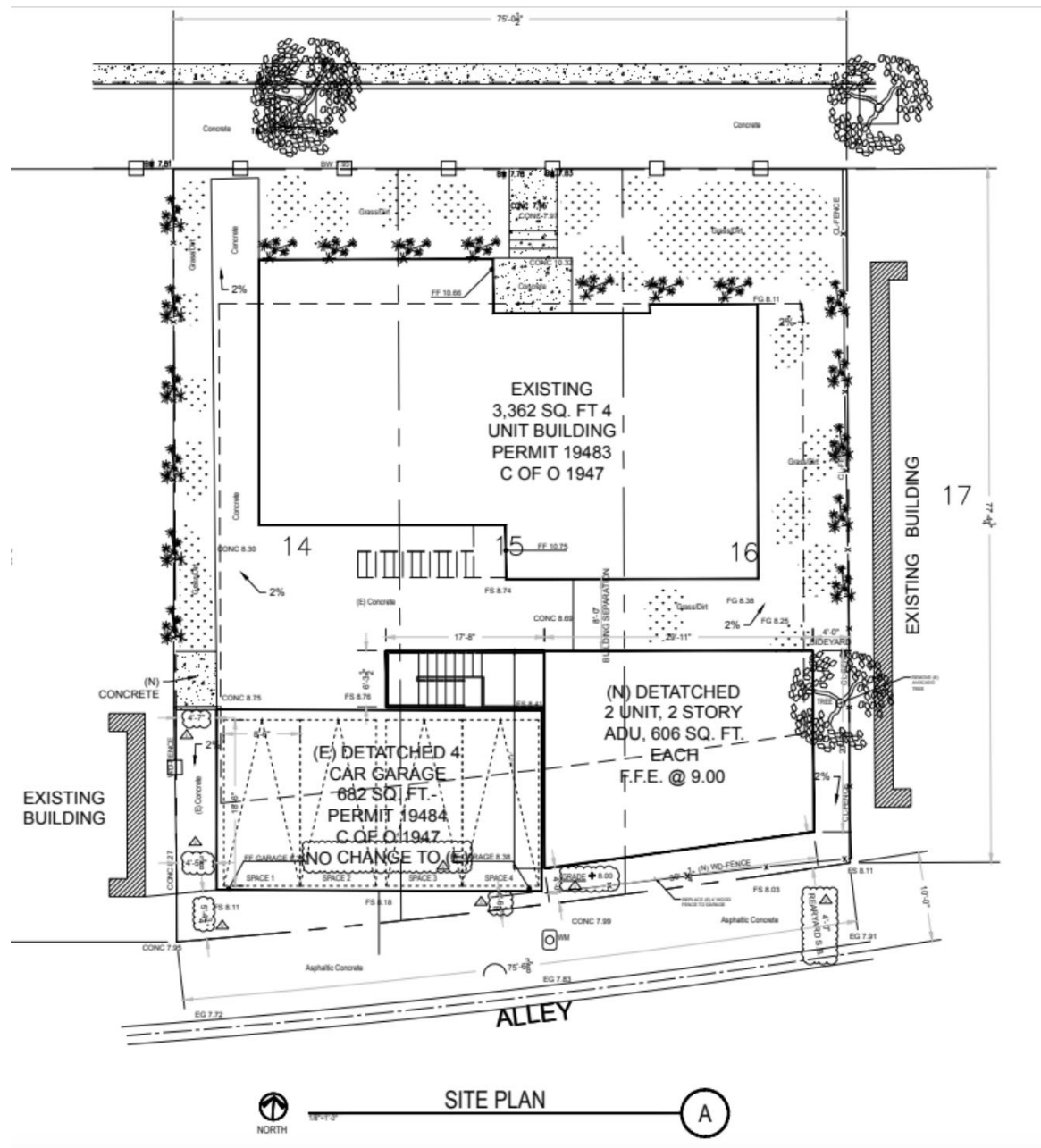


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Rendering of proposed project:

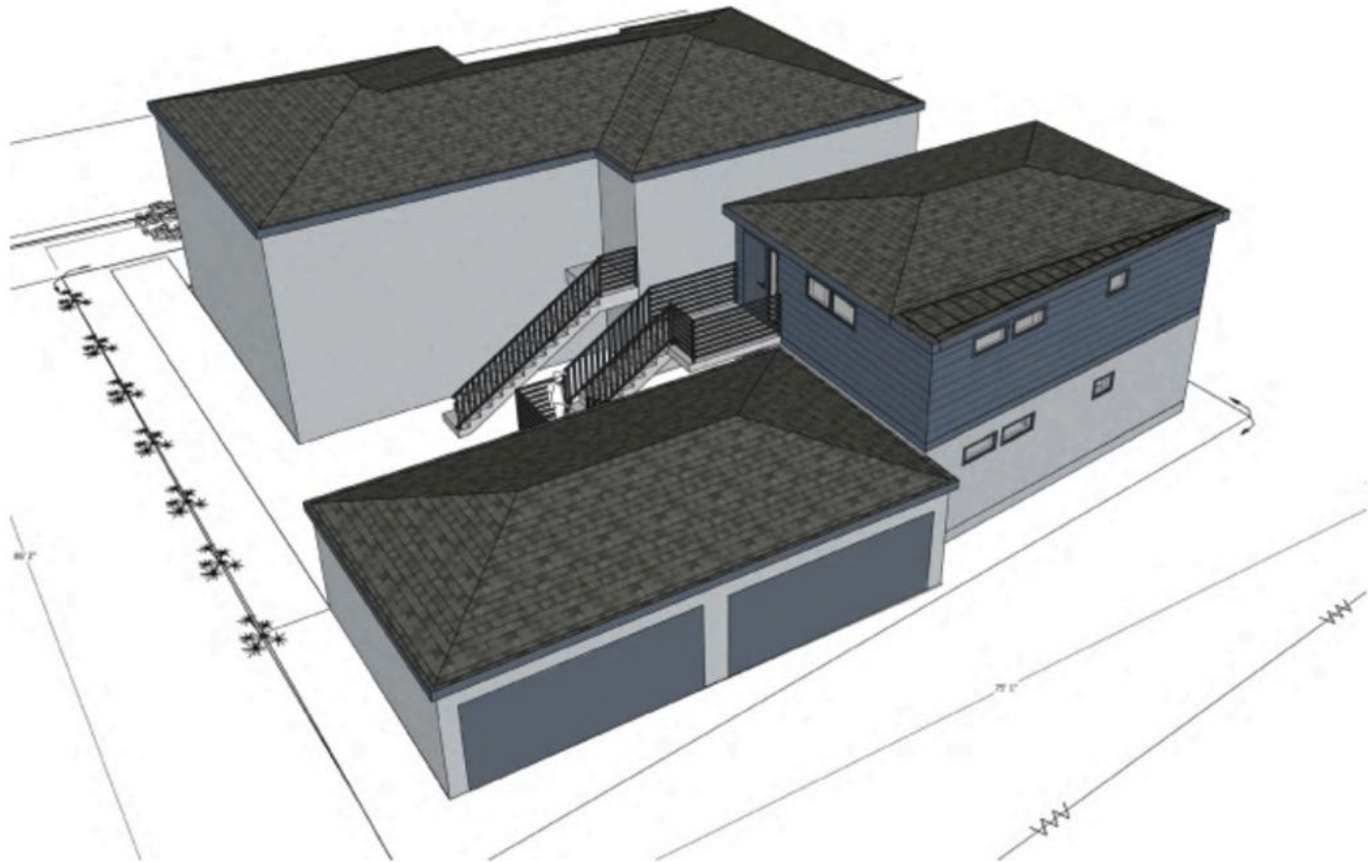


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SOUTHWEST VIEW





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NORTHWEST VIEW

1/4"=1'-0"

A



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EAST ELEVATION

A



WEST ELEVATION

B



NORTH ELEVATION

C



SOUTH ELEVATION

D



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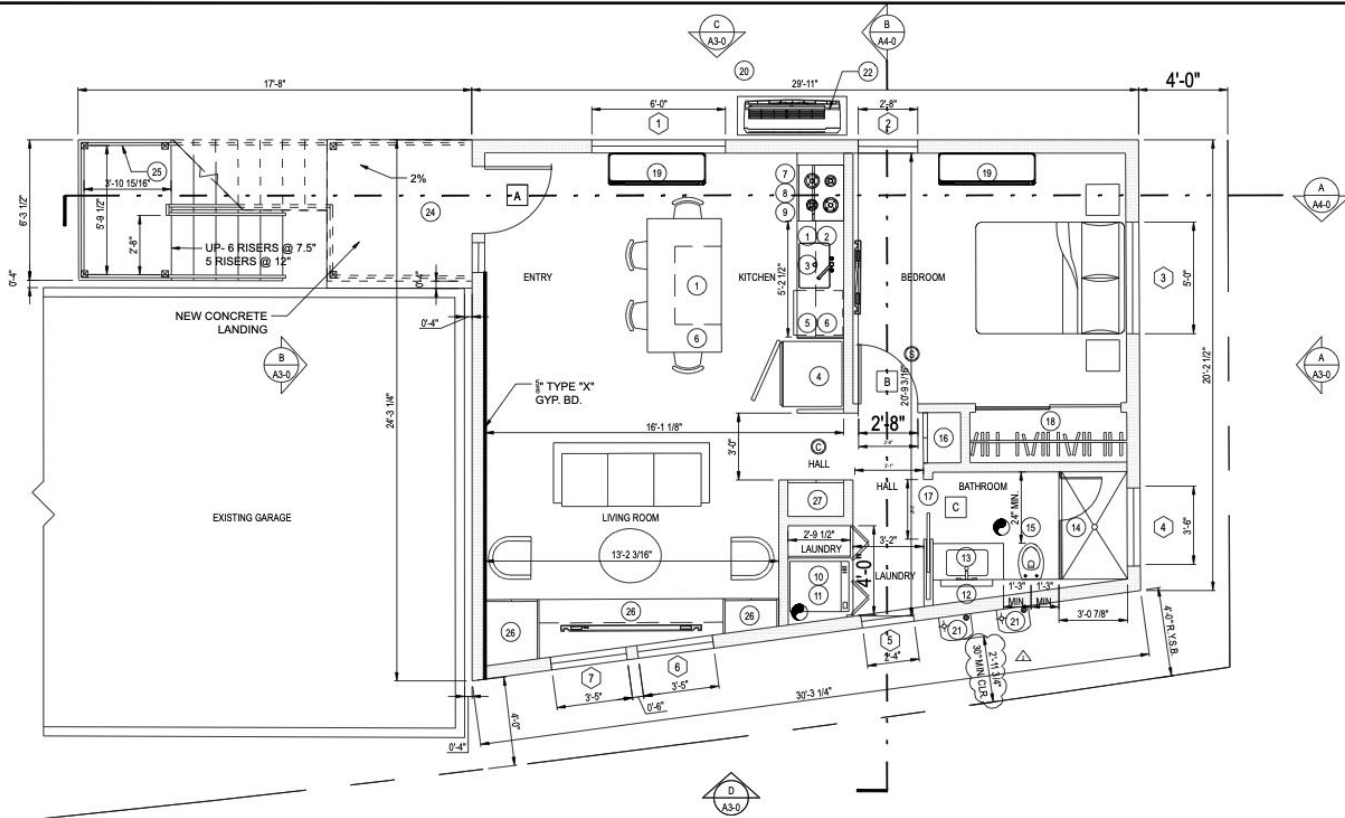
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Floor Plan of ADU showing bathroom and cooking arrangements as required (California ADU Handbook + City of Los Angeles Ordinance 186481 (2019))



NORTH

UNIT 442 FLOOR PLAN (606 sq. ft.)

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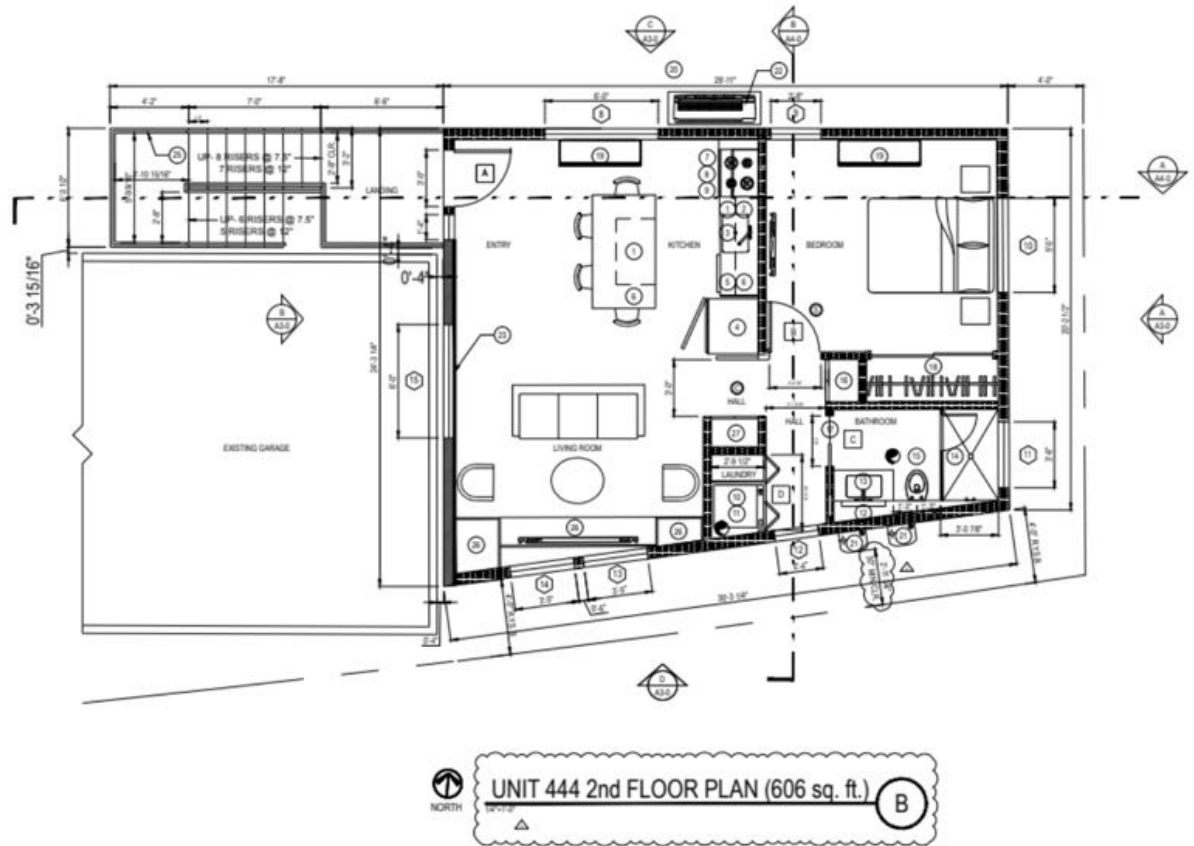


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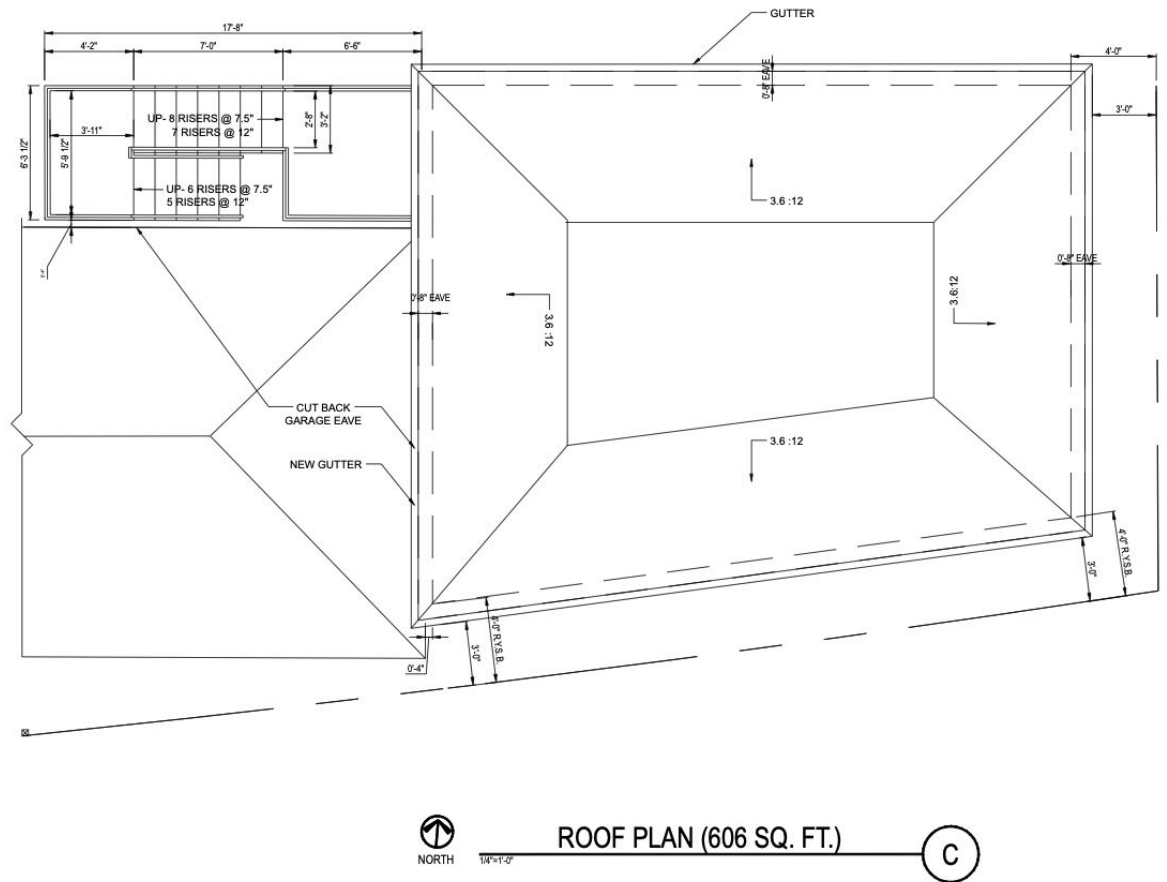


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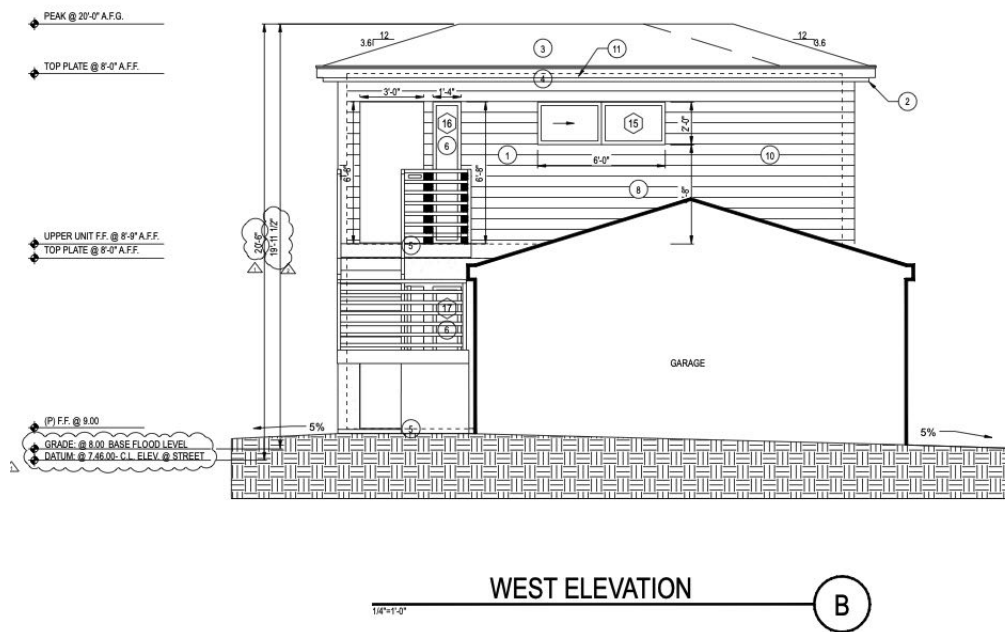
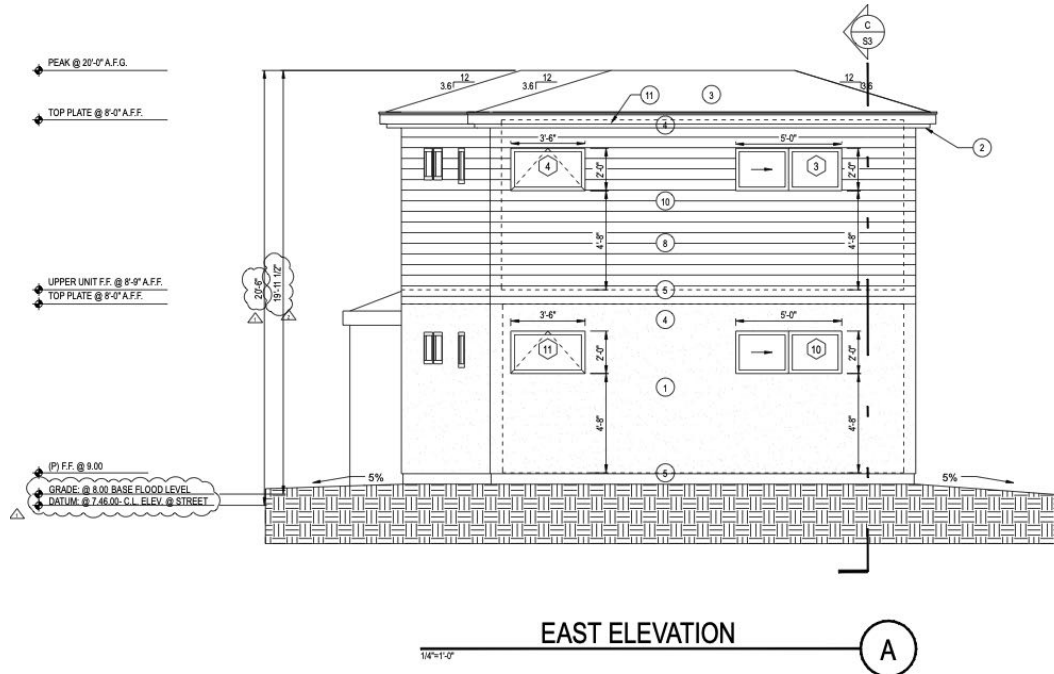
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Elevations:





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