



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--DRAFT

December 4, 2025

City Case No: DIR-2025-2776-CDP-MEL

CEQA Case No: ENV-2025 - Exempt

Related City Case No(s): ADM-2025-2777-VSO-ADU

Address of Project: 1028 Pleasant View Ave

Applicant/Property Owner: Laura Siegel

Applicant's Representative: Lauren Siegel

Standard of Review: Coastal Act, with certified Land Use Plan (LUP) as guidance (for CDPs)
Venice Community Plan
Other applicable State laws: Assembly Bill 2097
Other applicable City laws: ADU ordinance
Mello Act & Housing Crisis Act

Coastal Zone: Single family jurisdiction

City Hearing: May 27, 2025

Email for City Planner: luis.c.lopez@lacity.org

LUPC Staff assigned: Mehrnoosh Mojallali

I. Detailed Project Description:

Single family home with detached garage
Convert existing mezzanine and portion of garage into ADU with roof top deck – 917 SF

II. Motion:

The Venice Neighborhood Council (VNC) recommends the City's approval of the project at 1028 Pleasant View Ave, as proposed.

Moved:

Seconded:

Vote: X-X-X (X absent, X recused).



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III. Pros & Cons of Project: Converting portion of garage to ADU

Positive aspects of project – garage change to ADU contributes to existing residential density.

Negative aspects of project:

None noted.

IV. Findings re. Entitlements:

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 facilitating the provision or extension of transit service...and providing adequate parking facilities or providing substitute means of serving the development with public transportation*

Applicant has complied with requirements

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.*

Applicant has complied with requirements

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...*

Applicant has complied with requirements

4. Protection of Special Coastal Communities



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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 state:

**Preservation of Venice
as a Special Coastal
Community**

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

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.

Project adds to Venice's social and architectural diversity.



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Photos of existing:



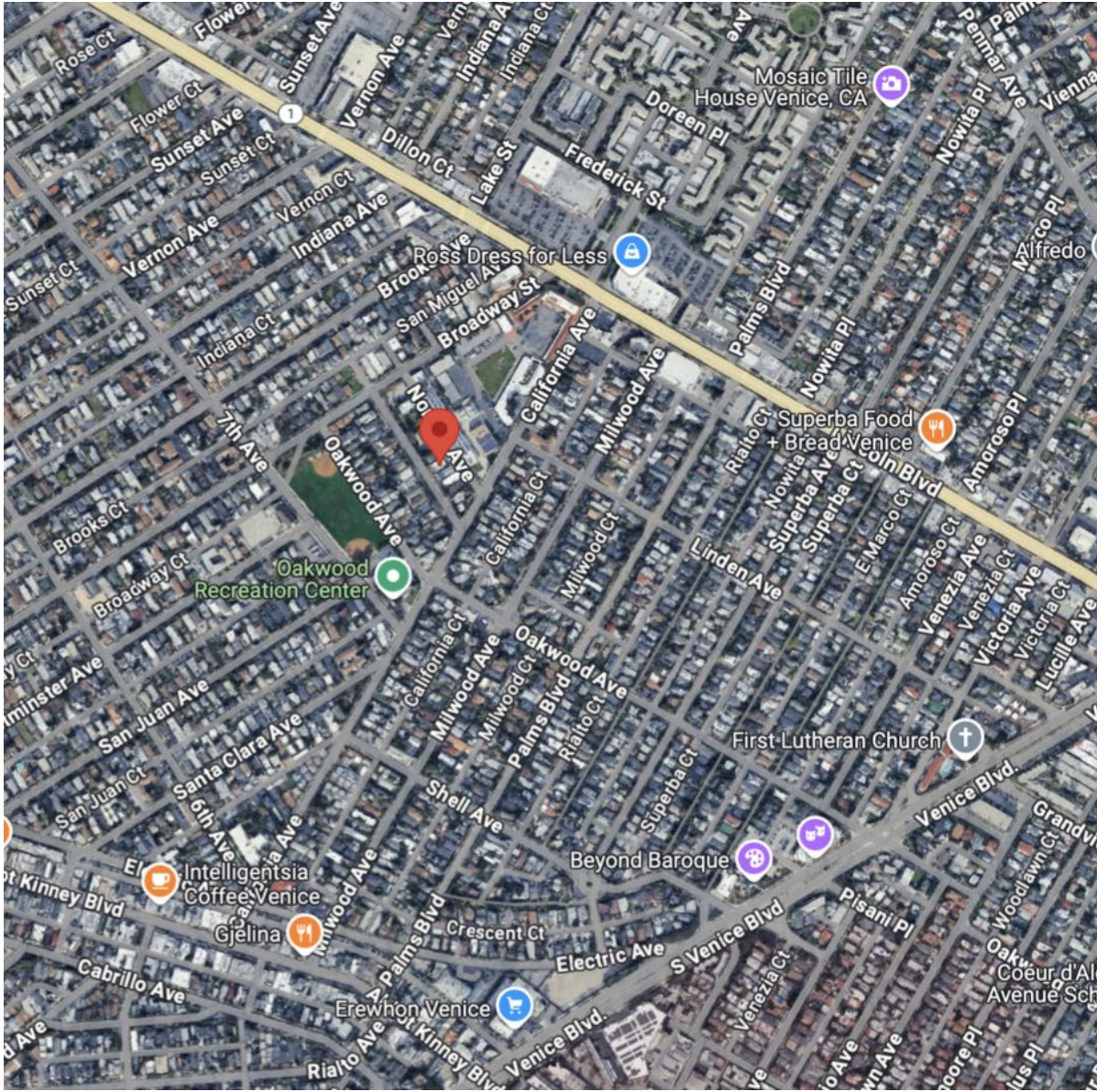


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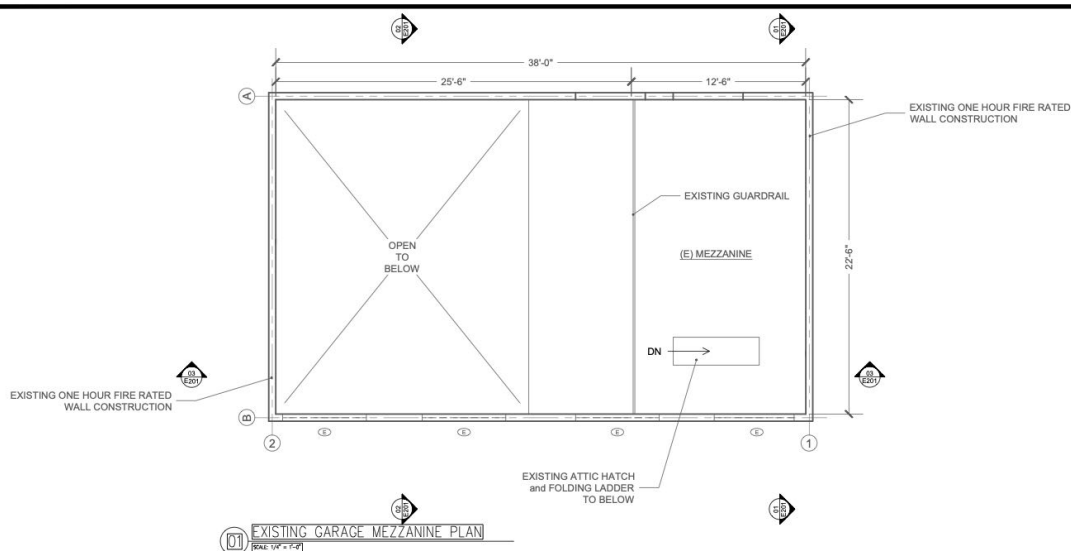
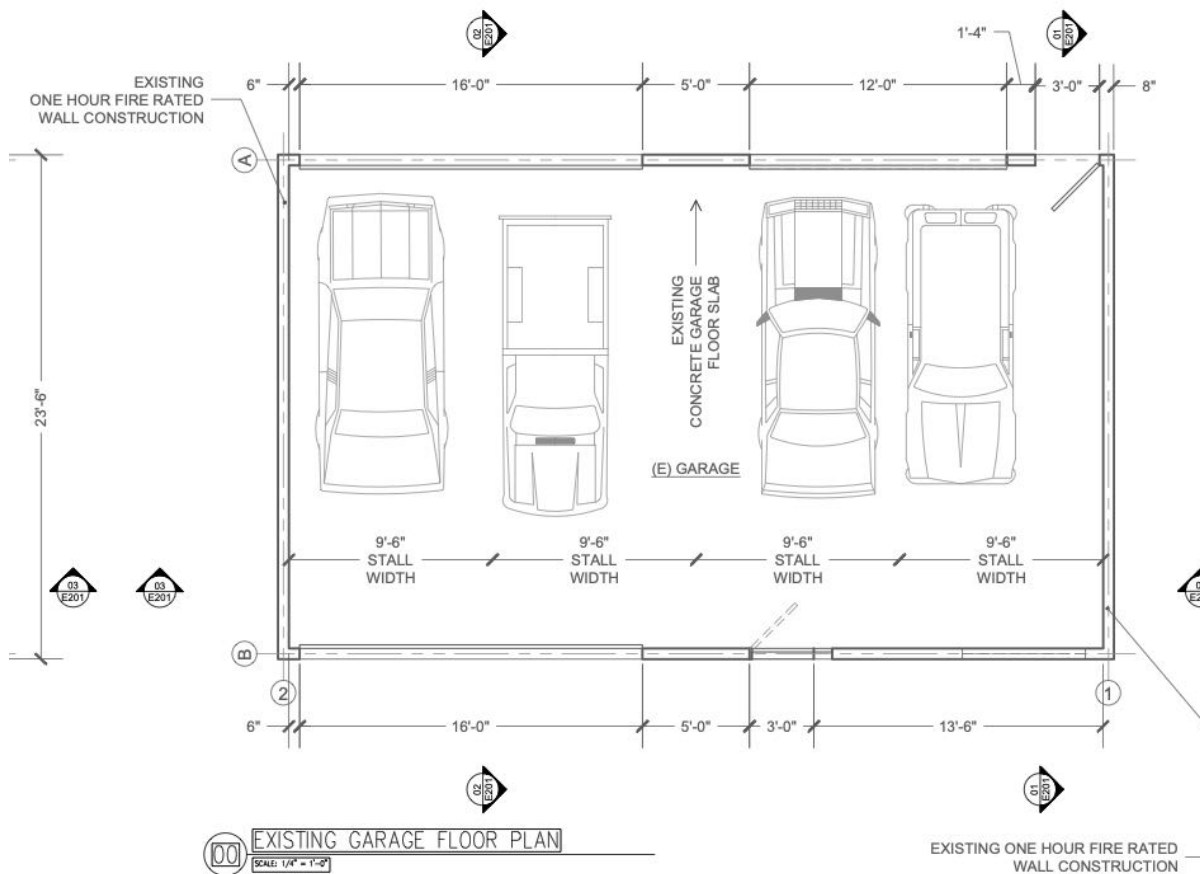
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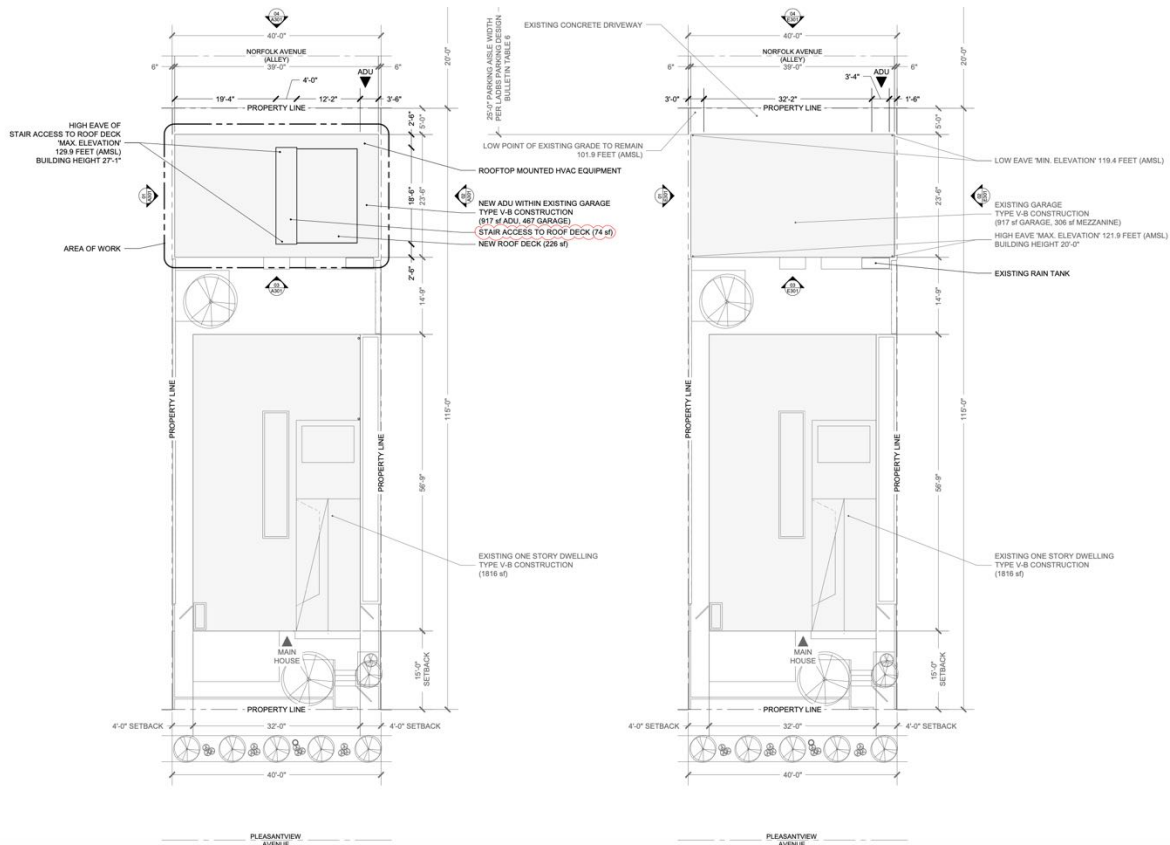
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Existing Site Plan:





Existing & Proposed Plot Plan





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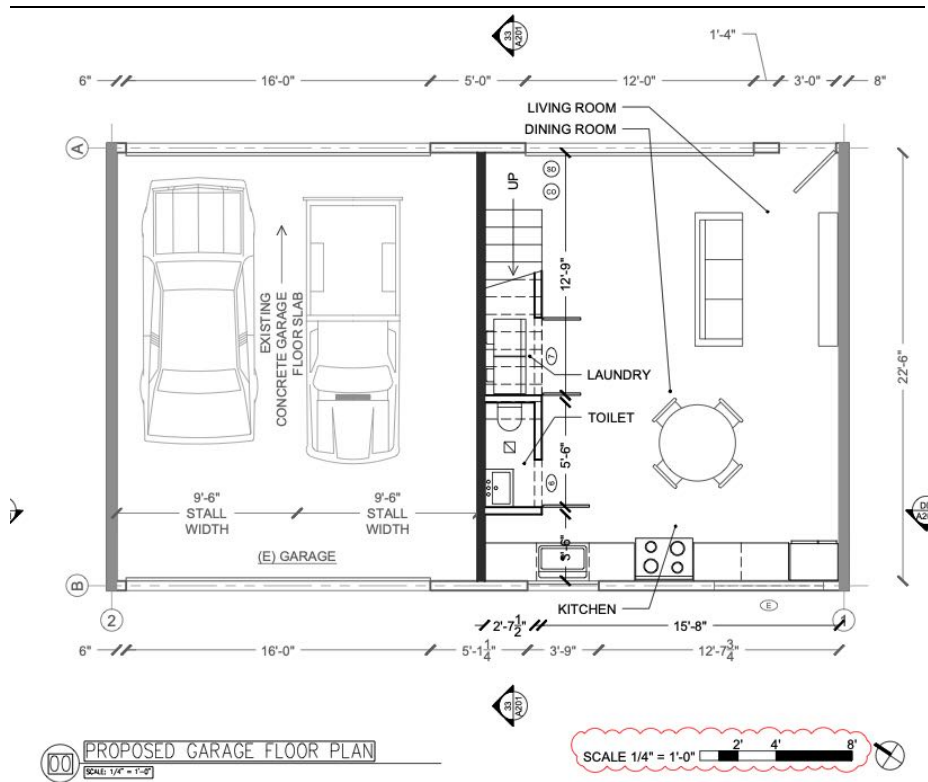
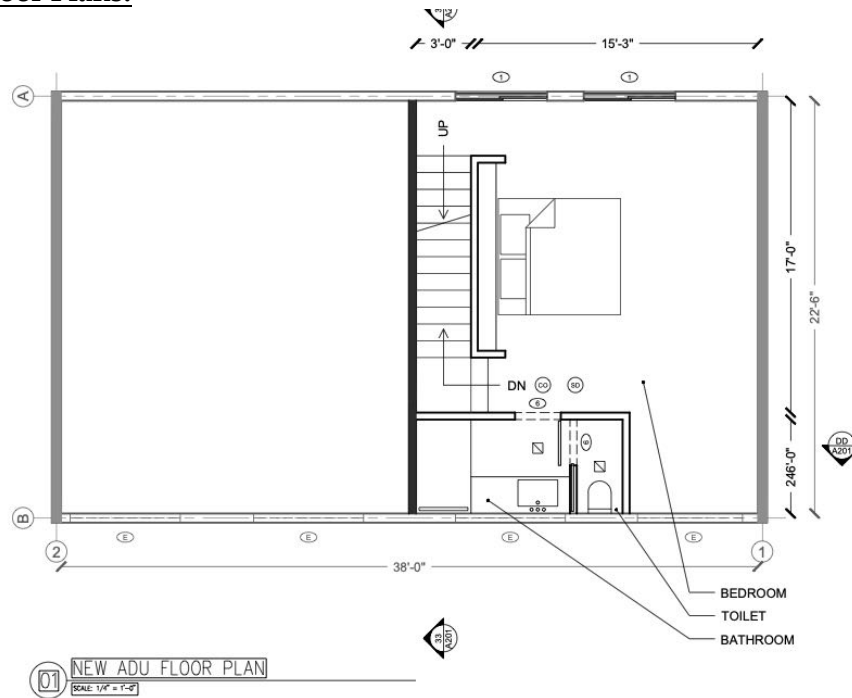
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Floor Plans:





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Elevations:

