



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: CPC-2021-2020-DB-CDP-SPPC-MEL-HCA

CEQA Case No: ENV-2021-2021-EAF: Categorical Exemption
under CEQA sections 15301 (Class 1) and 15332
(Class 32)

Related City Case No(s): CPC-2013-2377-DB-CDP-SPP-MEL

Address of Project: 1410-1414-1422 Main Street

Applicant/Property Owner: Three on the Tree LLC

Applicant's Representative: Tony Russo, Crest Real Estate

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 Permit Jurisdiction

City Hearing: **December 10, 2025, 1 pm**

Email for City Planner: Sienna.Kuo@lacity.org

LUPC Staff assigned: Robin Rudisill & Mark Mack

I. Detailed Project Description:

Demolition of 2 single-family dwellings, and the construction of a 26,845 SF, 5-story mixed-use building on 3 lots, consisting of 19 residential units, of which 4 residential units will be set aside for Very Low Income (VLI) Households; 6,152 SF of restaurant uses including 3,177 SF of indoor dining Service Floor Area and 467 SF of outdoor dining Service Floor Area; 656 SF of office uses and a roof deck with a solar trellis and a roof access structure, providing 28 parking spaces within a one level subterranean garage.



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II. Motion 1:

The Venice Neighborhood Council strongly requests that the CD-11 Council Office request that City Planning postpone the City Planning hearing for the project at 1410-1414-1422 Main Street, currently scheduled for Wednesday December 10, 2025, until January 26, 2026 or after, in order to provide a reasonable amount of time for the Land Use and Planning Committee, neighbors and the Board to have our community public hearings in order to provide our recommendations.

Moved: Mark Mack

Seconded:

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

III. Motion 2:

The Venice Neighborhood Council recommends denial of the project at 1410-1414-1422 Main Street, as proposed, based on the following findings:

1. Vehicular Accessibility: Very narrow alley will be over exposed to heavy daily traffic, loading zone nuisances and minimized turning radius for larger vehicles.
2. Height of project: Taller projects like this, double the LUP requirement, need height transitions to mitigate shade and sunlight access to the adjacent 1-2 story, residential historic neighborhood.
3. Lot consolidation: A 3-lot consolidation is not permitted.
4. Provides no Public Setback on Main Street: Needs better pedestrian circulation and the possibility to add more public green space on Main Street.
5. The law prohibits the demolition or conversion of residential structures for purposes of non-residential/mixed-use projects.
6. Accessibility fails to demonstrate safe, convenient, and equitable access for people with disabilities and others with limited mobility as well as mixing commercial and residential use within the building.
7. Open Space: The project requests a 100% reduction in usable open space and eliminates the step-back provisions.
8. Design: The project fails to “harmonize” Density Bonus Law with the Coastal Act and instead attempts to maximize buildout to maximize profitability.



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9. Impact on Coastal Access: The project seeks substantial relief from on-site parking requirements while adding a high-intensity restaurant and dwelling units, inevitably pushing more demand onto already oversubscribed public streets and alleys.

Details of findings:

1. Substandard alley and unsafe access.

The project concentrates all vehicular access, garage entry, loading, trash, and service functions on a very narrow, non-conforming alley immediately abutting residential properties. That alley cannot safely accommodate the level of traffic, truck loading, turning movements, and rideshare/delivery activity generated by a 6,000+ square foot restaurant, 19 dwelling units, and office uses. The design provides no adequate turnaround or loading area, forcing vehicles to back or queue in the alley and creating unsafe conflicts with pedestrians, cyclists, and neighboring residents. This is an inappropriate and unsafe intensification of use on a constrained residential alley.

2. Excessive height, massing, and lack of transition.

The project seeks a maximum building height of approximately 57 feet 10 inches – nearly double the 30-foot height limit in the Venice Coastal Zone Specific Plan – and removes the required 45-degree step-back plane. It also requests major yard reductions on all sides and a FAR of 2.95, again, almost double the 1.5 FAR as limited in the Venice Specific Plan and certified Venice Land Use Plan (LUP). Together, these waivers create a five-story wall on a three-lot consolidation with no meaningful transition to the immediately adjacent 1–2 story residential neighborhood and the Lost Venice Canals Historic District, degrading the area's established low-scale character and scenic/visual qualities that the Coastal Act and certified LUP require to be protected.

3. Unpermitted lot consolidation of 3 lots

LUP I.B.7. limits commercial lot consolidations to two lots, or three lots with subterranean parking that is fully depressed with roof at natural grade and the structure must not look consolidated (breaks in front wall of 10' minimum. The only exception for more than a 2-lot consolidation is for mixed-use projects that conform to the existing scale and character of the surrounding community and provide adequate on-site parking. This project is in significant non-compliance with both of the exception requirements.

4. Inadequate setbacks and pedestrian/greenspace realm on Main Street.

The project requests a zero-foot front yard setback for residential floor area where a 5-



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foot setback is required, leaving essentially no room for street trees, landscaped parkway, pedestrian refuge, or outdoor gathering space. In combination with very shallow side yards, the building fills almost the entire site, pushing a tall, bulky façade directly to the back of sidewalk. This undermines the pedestrian experience on Main Street, provides no meaningful public or quasi-public open space at the ground level, and is inconsistent with Venice Coastal Zone LUP policies calling for human-scaled, walkable frontages, landscaping, and preservation of the special coastal community character.

5. Violation of the Mello Act and Housing Crisis Act – unlawful loss and conversion of coastal housing.

The project demolishes two existing single-family residential structures in the Coastal Zone and proposes a predominantly commercial/mixed-use building. The Mello Act prohibits the demolition or conversion of residential structures for non-residential use unless the City first finds, based on evidence, that residential use is no longer feasible at that location; no such finding has been made, and nothing in the record suggests residential use is infeasible. The existing buildings are legally permitted, functioning residential housing, and therefore are protected by the Mello Act regardless of the underlying C2 zoning. Any redevelopment must maintain residential use and comply with Mello Act “no-net-loss” and replacement-housing obligations; it cannot lawfully convert coastal housing into more lucrative restaurant and commercial space.

6. Accessibility and life-safety concerns.

The project, as presented, fails to demonstrate safe, convenient, and equitable access for people with disabilities and others with limited mobility. By locating all vehicular access and loading on a substandard alley without a separated pedestrian path of travel, and by heavily intensifying restaurant and service traffic in that same space, the design exposes residents, visitors, and workers using mobility devices, strollers, etc. to unacceptable conflicts with cars and trucks. The plans do not clearly show how accessible parking, loading, and routes from the garage and public sidewalks will be provided without requiring people with disabilities to share the narrow alley with moving vehicles. This is inconsistent with ADA and California Building Code objectives and with the Coastal Act’s requirement that new development protect public safety and access for all users.

7. Complete failure to provide required usable open space.

The project requests a 100% reduction in usable open space—from 2,525 square feet required to zero—and eliminates the step-back provisions that would otherwise provide light, air, and semi-private outdoor areas for residents. Any roof deck is primarily designed to serve the commercial/restaurant component and does not substitute for dedicated, code-compliant common and private open space for the 19 dwelling units. The absence of meaningful on-site open space will significantly diminish residential livability, privacy, and access to light and air, particularly given the building’s extreme massing, and is inconsistent with the Venice Coastal Zone



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Specific Plan's and LUP's open space standards and the Coastal Act's emphasis on high-quality residential environments in the Coastal Zone.

8. Poor design and incompatibility with the historic, special coastal community context.

The project's overall design – five stories, maximal lot coverage, minimal articulation, zero front yard, and commercial restaurant floors stacked above ground level – is out of scale and character with the surrounding one- and two-story historic residential neighborhood and the Lost Venice Canals Historic District. Rather than stepping down to adjacent homes, the building presents tall, sheer walls and roof structures that loom over the alley and neighboring properties, degrading views, privacy, and the existing small-scale rhythm of Main Street. By using density bonus incentives and waivers to override key Venice Coastal Zone standards on height, setbacks, lot consolidation, and open space, the project fails to “harmonize” Density Bonus Law with the Coastal Act and instead attempts to maximize buildout at the expense of scenic and visual resources and the Venice “special coastal community” that the Coastal Act and LUP explicitly seek to protect.

9. Significant adverse impact on coastal access and parking.

The site is only a short distance from the beach in an area already severely constrained for parking and heavily relied upon by coastal visitors. The project seeks substantial relief from on-site parking requirements while adding a high-intensity restaurant and additional dwelling units, inevitably pushing more demand onto already oversubscribed public streets and alleys. Under Coastal Act §30252, new development must maintain and enhance public access by providing adequate parking or equivalent transit measures; AB 2097 does not override this Coastal Act mandate. Here, the requested parking reductions, combined with alley-only access and lot consolidation, will cumulatively reduce the availability of convenient parking for beachgoers and visitors, impairing coastal access and conflicting with both the Coastal Act and the certified Venice LUP. In addition, the traffic analysis excludes the restaurant uses entirely by claiming that all of the restaurants are “local serving,” which is not true. This artificially keeps the project below the 250-trip threshold. This omission must be corrected and a DOT traffic analysis performed.

Moved: Mark Mack

Seconded:

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

IV. Motion 3:

The Venice Neighborhood Council strongly recommends that the project be confined to 100% residential, within the development standards and policies of the Venice Specific Plan and LUP, which would: provide homes, be compatible with the surrounding residential neighborhood character, not create the



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significant adverse impacts and nuisances on the surrounding residential neighborhood that commercial businesses would, and not violate the state Mello Act.

Moved: Mark Mack

Seconded:

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



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Reason for VNC/LUPC hearing this project:

1. The project that was applied for in 2021 differs greatly from the significantly changed current version of the project in scope, height, use and parking:

1.1 Scope: The initial project consisted of street level restaurant ofSF, a two level underground parking garage with parking spaces and ... dwelling units.

The current proposal consists of a street level restaurant ofSF and a second and 3rd level restaurant space, a one level underground parking garage with parking spaces and 24 dwelling units, as well as a solar roof structure on 4 above ground levels of a height of ...feet.

1.2. Height: The newly proposed project far exceeds the height and setbacks for a project immediately adjacent to low-rise dwellings, impacting the living quality of the surrounding neighborhood dwellings and streetscape.

1.3. Use: The project now proposes mixed-use commercial grade occupancy on the second and third level of the structure, overlooking and adjacent to neighboring low-rise residential buildings.

1.4. Parking and access: The current proposal provides .. tandem parking spaces for ...SF of residential and sf of commercial use.

The prior proposal provided 2 level of underground parking with ...parking spaces for ...SF of residential and SF of commercial use.

The current proposal accesses the parking level from a residential side very narrow alley rather than from Main Street as was requested in a motion of the prior VNC Board.

2. Open Space and Setbacks: The current project lacks proper open space requirements and proper setbacks.

3. Green space: The current project lacks green space, trees and sidewalk accommodations.

4. Outreach: The project representative has failed to inform the neighborhood, LUPC and the VNC of its changed scope and impact on the neighborhood. They have not conducted proper neighborhood outreach necessary for this size and scope of project, causing a strong neighborhood resistance to the project.

Therefore, the Venice Neighborhood Council has scheduled a LUPC hearing (December 4th) and a Special VNC Board hearing (December 9th) in order to assess the significantly changed project and the impact it presents to the neighborhood.



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I. 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

TO DO

1. 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:

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.



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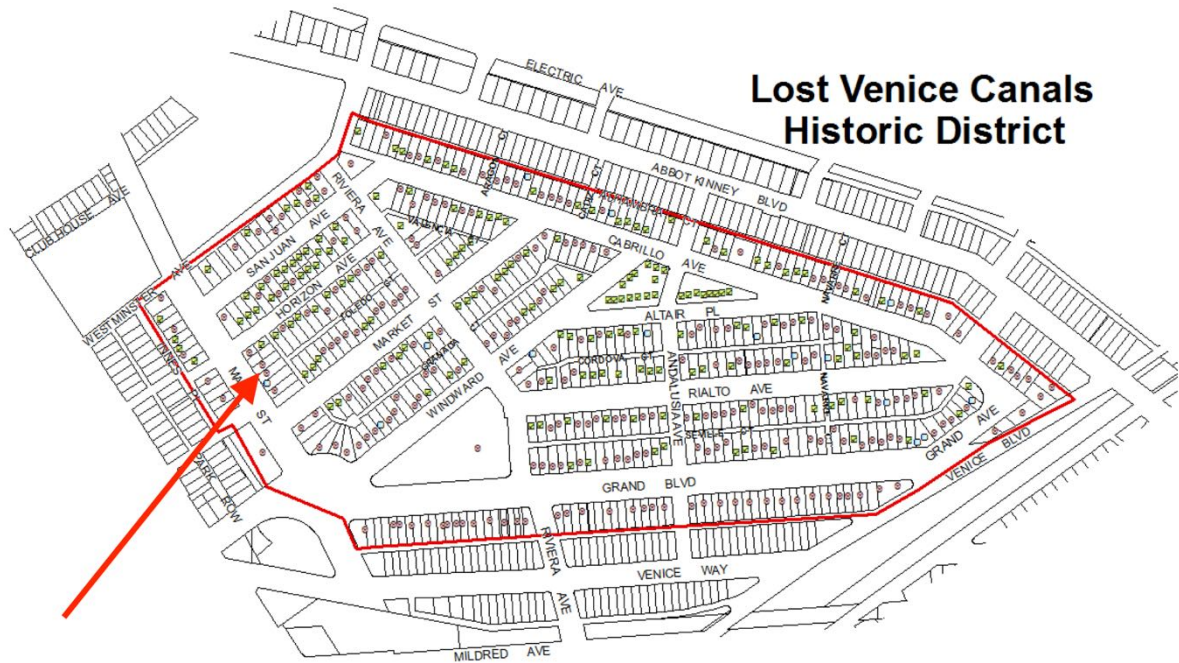
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The project is located in the Lost Venice Canals Historic District:



B. Density Bonus Act (DB)(if applicable: yes ☒ /no ☐)

1. The "Major Transit Stop" qualifying the project is at **XXX**
2. With 4 Very Low Income (VLI) units, the project qualifies for 4 incentives (unlimited waivers of development standards is allowed).

The following Density Bonus incentives are requested:

1. Off Menu request for a Floor Area Ratio (FAR) increase of 96.6 percent resulting in a FAR of 2.95, in lieu of a FAR of 1.5, as otherwise required by the Venice Coastal Zone Specific Plan Section 11.B.3.
2. Off Menu request for a northwesterly side yard of 5 feet in lieu of 8 feet, as otherwise required in the C2 Zone pursuant to LAMC Section 12.14 C.2.
3. Off Menu request for a southeasterly side yard of 5 feet in lieu of 8 feet, as otherwise required in the C2 Zone pursuant to LAMC Section 12.14 C.2.
4. a zero-foot front yard setback for residential floor area, in lieu of 5 feet, as otherwise required by the Venice Coastal Zone Specific Plan Section 10.f.4(a).



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The following Waivers of Development Standards are requested:

1. Maximum building height of 57 feet 10 inches, in lieu of 30 feet, as otherwise required by the Venice Coastal Zone Specific Plan Section 10.F.3; 100% decrease in usable open space from 2,525 square feet required.
2. Remove the step back provisions, in lieu of a 45 degree step back plane, as otherwise required by the Venice Coastal Zone Specific Plan Section 10.F(3)(a).
3. Permit a Roof Access Structure with a maximum height of 15 feet in lieu of 10 feet, as otherwise required pursuant to the Venice Coastal Zone Specific Plan Section 9.C.
4. Roof Access Structure with a maximum exterior dimension of 176 square feet in lieu of 100 square feet, as otherwise required by the Venice Coastal Zone Specific Plan Section 9.C.

TO DO

C. Mello Act (MEL)(if applicable: yes X /no)

This project violates the Mello Act. The Mello Act state law protects housing in the Coastal Zone. The purpose of the Mello Act is three-fold: to maintain existing residential structures, to protect existing affordable units, and to provide new affordable housing in new developments. The law states:

"The conversion or demolition of any residential structure for purposes of a nonresidential use which is not coastal dependent...shall not be authorized unless the local government has first determined that a residential use is no longer feasible in that location."

The law prohibits the demolition or conversion of residential structures for purposes of non-residential/mixed-use projects, projects just like this one.

The legal, permitted use for the existing structures is residential. Thus, these residential structures are protected by the Mello Act and any project for these properties must be residential use only. The Mello Act state law does not distinguish between zones, it protects all residential structures and affordable units, regardless of what zone they are in.

The Mello Act was promulgated to avoid this very thing – housing in the coastal zone being turned into more lucrative commercial uses, just like this project.



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Prior VNC letters for same/similar location:



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PO Box 550, Venice, CA 90294 / www.VeniceNC.org
Email: info@VeniceNC.org / Phone or Fax: 310.606.2015



June 23, 2021

By email

Bindu Kannan bindu.kannan@lacity.org

Dear Bindu Kannan:

Please be advised that at a regular public meeting of the Venice Neighborhood Council (VNC) Board of Officers held on June 15, 2021, the following Land Use Planning Committee (LUPC) motion was approved.

Project Description: 1410 -1422 Main Street APCW-2021-2020-CDP-MEL-SPE-SPP-WDI. Demolition of the (2) existing single family dwellings and the construction of a new 3-story mixed use building (commercial + 9 new dwelling units) and a 2-story basement garage on (3) lots.

MOTION: The Venice Neighborhood Council recommends approval of the project with the following conditions:

1. Remove the underground mechanical room
2. Make the entrance/exit the project on Main Street, and the loading zone on Main Street. City to stripe the pavement accordingly.
3. Deliveries not prior to 8am and not after 8pm
4. Applicant to clarify whether the solar structures as proposed are compliant with city code and/or mandated by State law

ACTION

it was approved by a vote of 12-5-1.

Respectfully submitted,

Ira Koslow
President
Venice Neighborhood Council
www.venicenc.org

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April 21, 2014

Linn Wyatt
Chief Zoning Administrator
Los Angeles Department of City Planning
200 N. Spring Street
Los Angeles, CA 90012-2601

Case Number: CPC-2013-2377-DB-CDP-SPP-MEL
Project: 1414 Main Street, Venice 90291
Description: Density Bonus (Off-Menu) with 5 incentive requests, SPP, CDP, Mello Act compliance review to develop a 46-feet/4-stories, 91,968 square foot, mixed-use development.

To Linn Wyatt,

Please forward the **DENIAL** of the proposed project to the appropriate Zoning Administrator for this project once that person is assigned. This will advise that at a regularly held public meeting of the Venice Neighborhood Council's (VNC) Board of Officers on March 18, 2014, it was moved and passed by the Venice Neighborhood Council as follows:

MOTION:

The Venice Neighborhood Council recommends DENIAL of the project as presented based on:

- Excess of off-menu affordable housing density bonus incentives (five vs. three that are specified by SB 1818).
- Inconsistency with the character, mass, and scale of the surrounding neighborhood
- The applicant's failure to show that the off-menu incentives are necessary to make the housing units economically feasible (especially in lieu of cost to develop 89 excess parking spaces).
- Excessive FAR.
- Danger of extremely poor circulation with the parking entrance onto alleyway Toledo Court (except for residences and employees).
- Excessive lot consolidation.
- Missing transportation demand management strategy.
- Unaddressed historic preservation issues.

ACTION: Motion made by Ira Koslow, seconded by Marc Saltzberg. Motion to DENY the project approved 14-1-1

It's YOUR Venice - get involved!



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Photos of existing:

Alley – from south





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Alley – from North





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Main Street





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3 lots from Alley





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I. Existing Site Plan:



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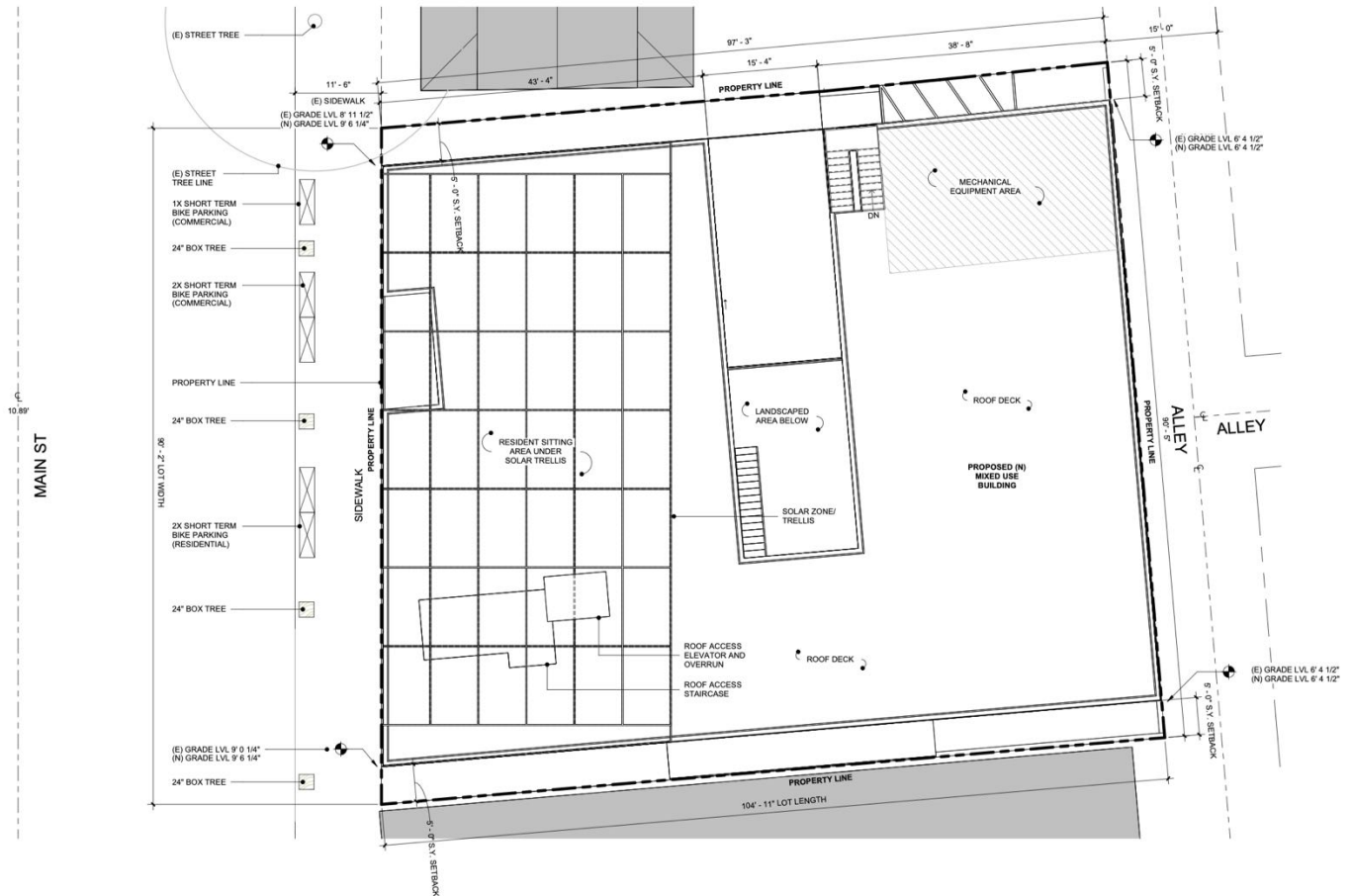


II. Renderings of proposed

None available.



III. Site Plan:





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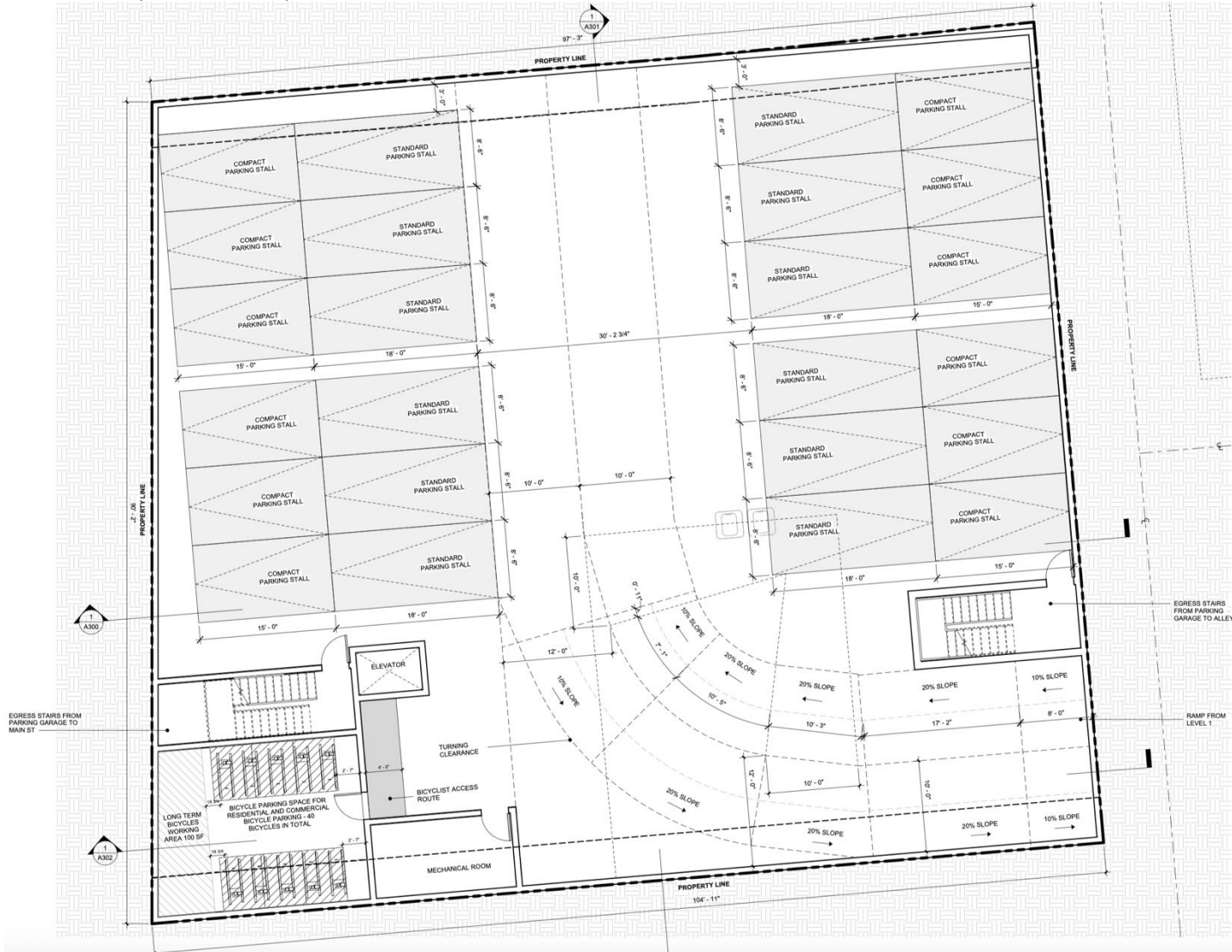
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IV. Floor Plans (detail/color)

Basement (detail/color)



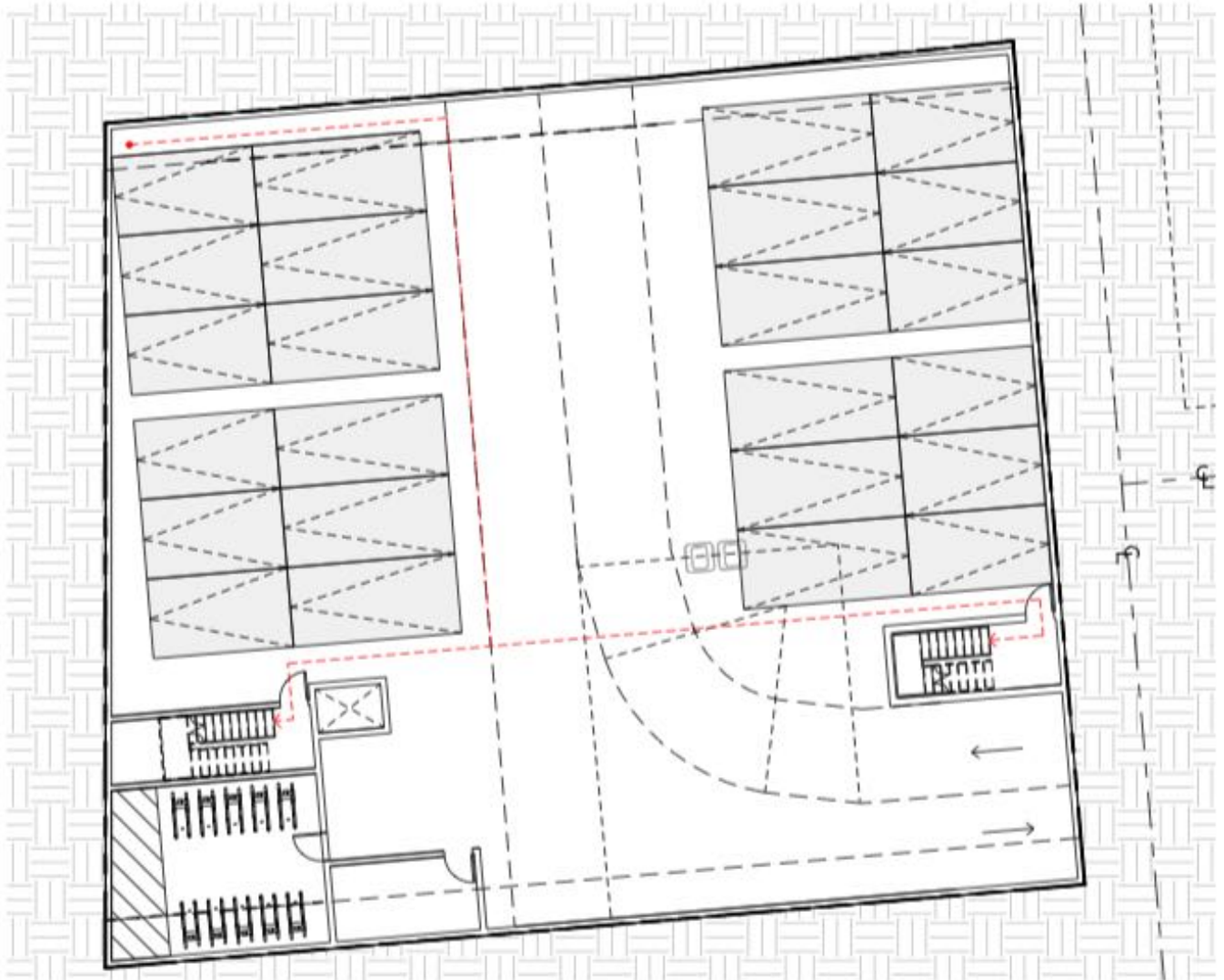


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① LV B1 PARKING - AREA PLAN
1/16" = 1'-0"



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Ground Floor Plan (detail/color)





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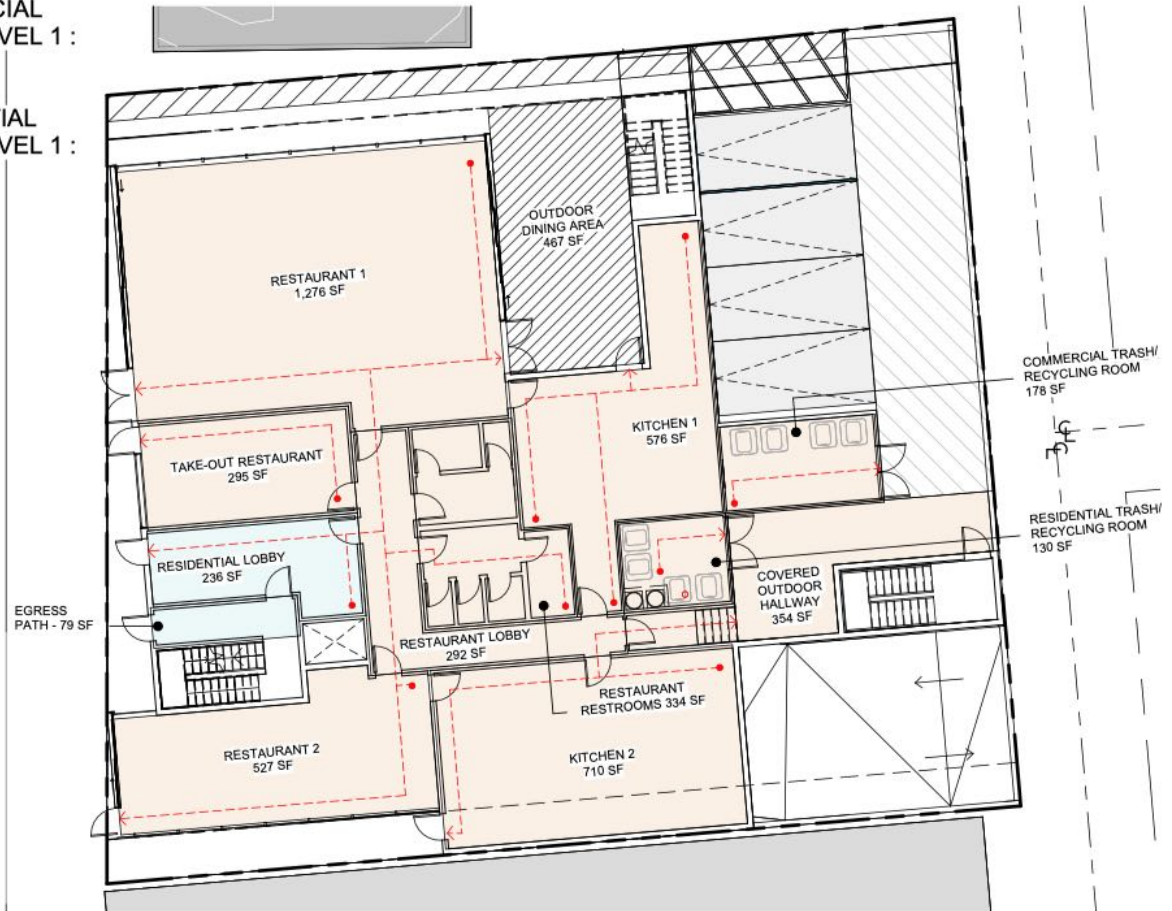
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TOTAL COMMERCIAL
ZONING AREA LEVEL 1 :
4,542 SF

TOTAL RESIDENTIAL
ZONING AREA LEVEL 1 :
445 SF



② LEVEL 1 - AREA PLAN
1/16" = 1'-0"



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Second Floor Plan (detail/color)





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TOTAL COMMERCIAL
ZONING AREA LEVEL 1 :
656 SF

TOTAL RESIDENTIAL
ZONING AREA LEVEL 1 :
6,351 SF

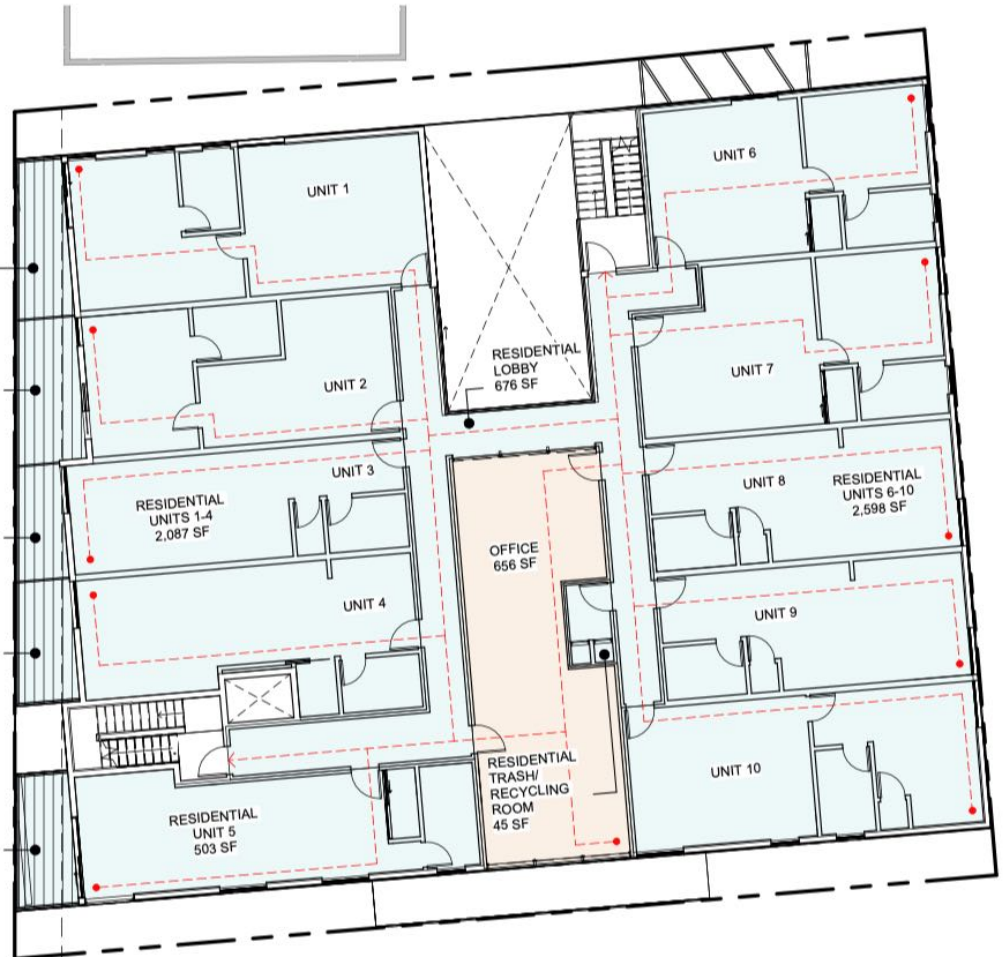
COVERED PRIVATE
DECK FOR UNIT 1: 95 SF

COVERED PRIVATE
DECK FOR UNIT 2: 107 SF

COVERED PRIVATE
DECK FOR UNIT 3: 65 SF

COVERED PRIVATE
DECK FOR UNIT 4: 84 SF

COVERED PRIVATE
DECK FOR UNIT 5: 90 SF



③ LEVEL 2 - AREA PLAN
1/16" = 1'-0"



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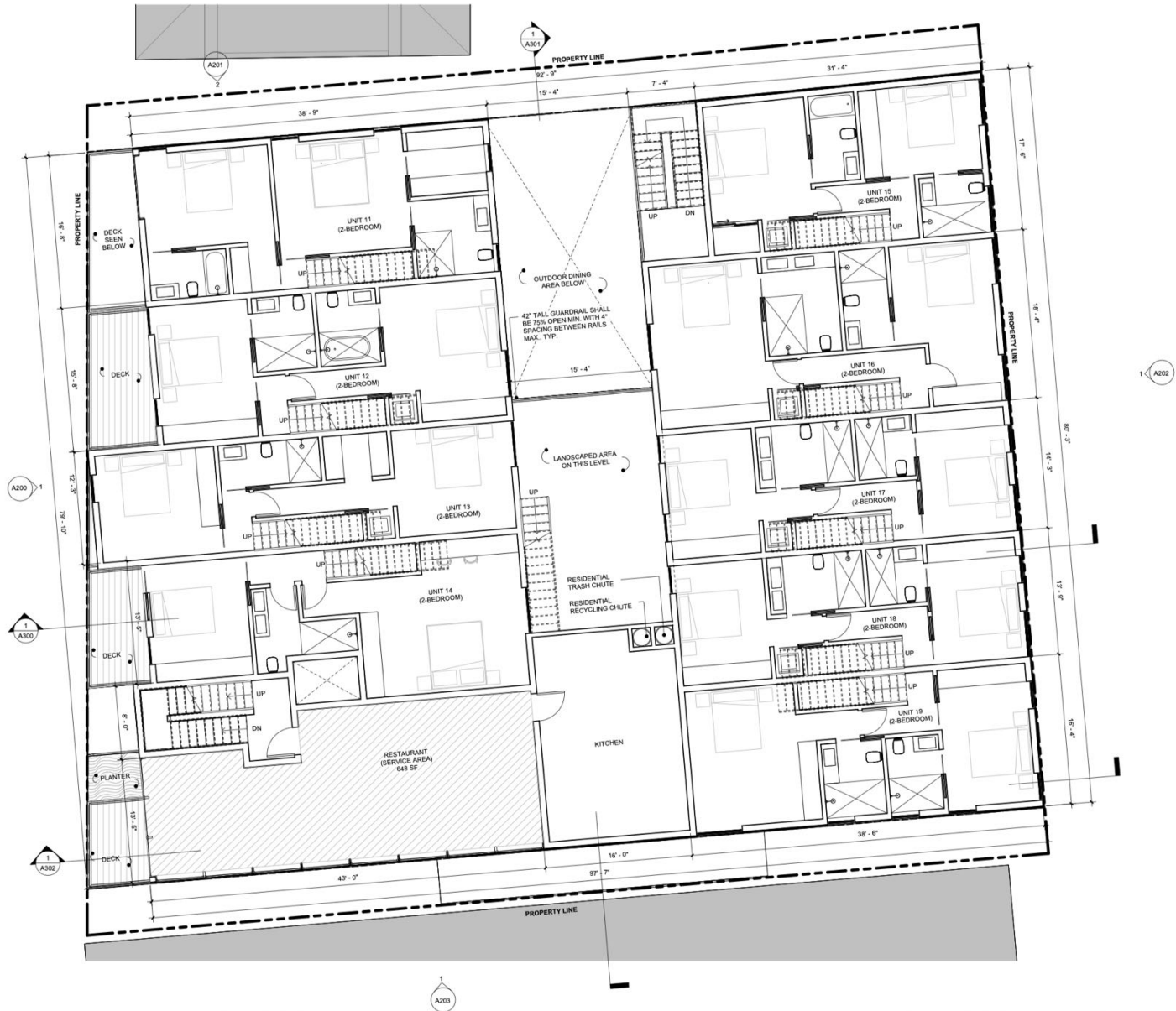
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Third Floor Plan (detailed/color)





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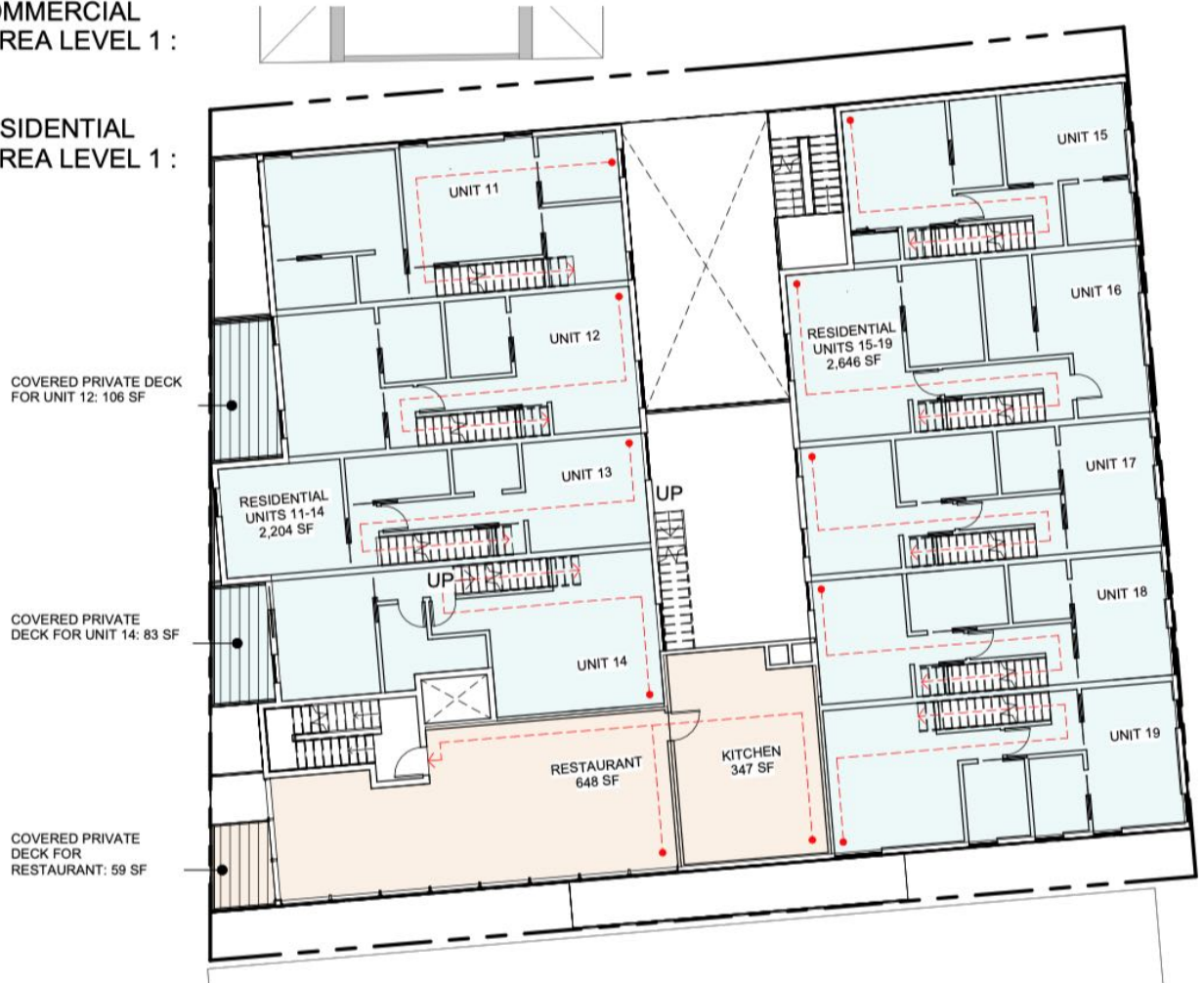
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TOTAL COMMERCIAL
ZONING AREA LEVEL 1 :
1,054 SF

TOTAL RESIDENTIAL
ZONING AREA LEVEL 1 :
5,035 SF



④ LEVEL 3 - AREA PLAN
1/16" = 1'-0"



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Fourth Floor Plan (detail/color)





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TOTAL COMMERCIAL
ZONING AREA LEVEL 1 :
556 SF

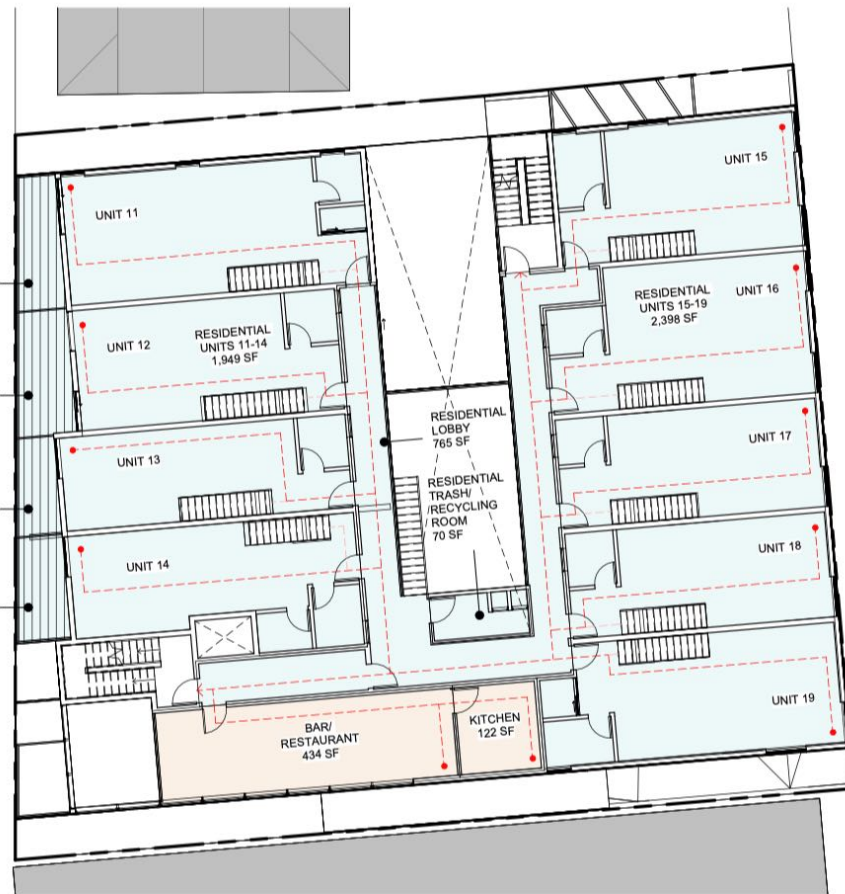
TOTAL RESIDENTIAL
ZONING AREA LEVEL 1 :
5,463 SF

COVERED PRIVATE DECK
FOR UNIT 11: 97 SF

COVERED PRIVATE DECK
FOR UNIT 12: 108 SF

COVERED PRIVATE DECK
FOR UNIT 13: 64 SF

COVERED PRIVATE DECK
FOR UNIT 14: 83 SF



5 LEVEL 4 - AREA PLAN
1/16" = 1'-0"



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TOTAL RESIDENTIAL
ZONING AREA LEVEL 1 :
2,743 SF

AREA UNDER
SOLAR TRELLIS
2,567 SF

STAIRWAY
135 SF

ELEVATOR SHAFT
41 SF

⑥ ROOF DECK - AREA PLAN
1/16" = 1'-0"



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

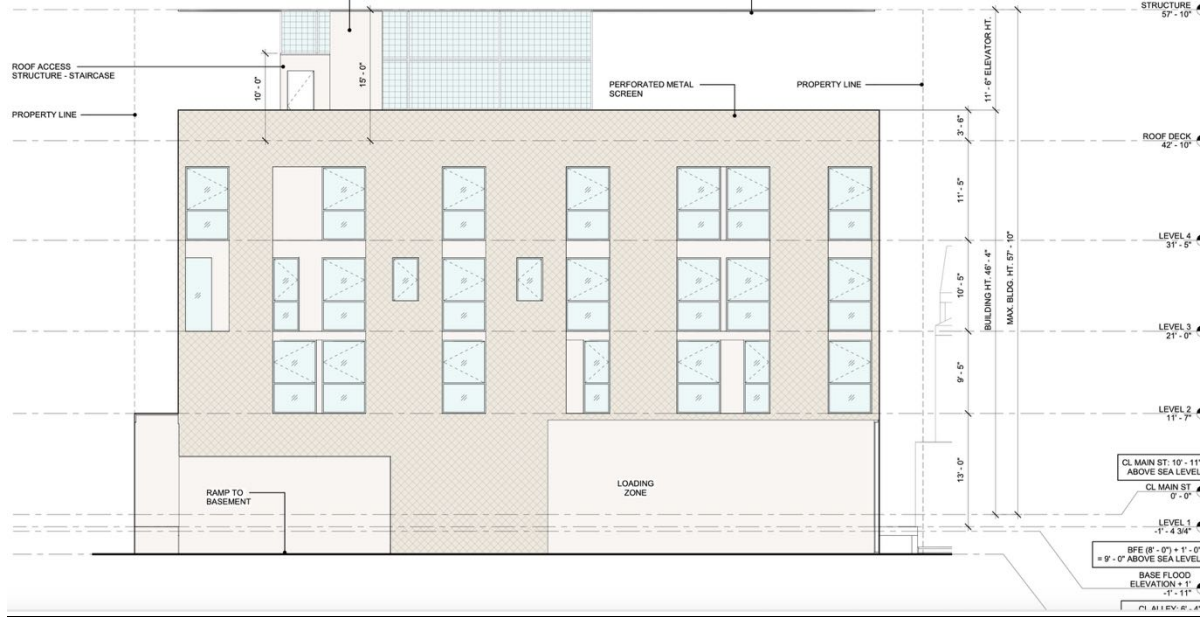
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V. Elevations:

Alley/East Elevation



Frontage on Main Street/West Elevation





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North Elevation



South Elevation

