



# Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 | [www.VeniceNC.org](http://www.VeniceNC.org)

Email: [Chair-LUPC@VeniceNC.org](mailto:Chair-LUPC@VeniceNC.org)



## Land Use & Planning Committee (LUPC)

### STAFF REPORT--**DRAFT**

December 18, 2025

**City Case No:** DIR-2025-5126-CDP-MEL-HCA

**CEQA Case No:** ENV-2025-5128-CE

**Related City Case No(s):**

**Address of Project:** 325 Brooks Avenue

**Applicant/Property Owner:** Jeffrey Toig

**Applicant's Representative:** Gabriella Sun / Venn Studio, Inc.

**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

**City Hearing:** Not yet scheduled

**Email for City Planner:** [michelle.gallarza@lacity.org](mailto:michelle.gallarza@lacity.org)

**LUPC Staff assigned:** David Turnbull

#### **I. Detailed Project Description:**

Conversion of an existing 721 sq.ft. detached garage into an ADU with a second story addition — total habitable floor area 780 sq.ft, with a double garage of 441 sq.ft.

#### **II. Motion:**

**The Venice Neighborhood Council recommends approval of the project at 325 Brooks Ave, for the conversion of an existing detached garage into a two story ADU + garage, facing Indiana Court, establishing a street face, contributing to the character of the alley, and a gentle density up-lift consistent with long term goals set out in the Venice Community Plan and certified Venice Land Use Plan.**

**Moved:**

**Seconded:**

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



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**Note:** LUPC Staff recommend that the architects provide renderings of the alley showing the cumulative, positive impact of their project on the alley and sympathetic relationship with existing buildings.

### III. Pros & Cons of Project:

#### Positive aspects of project:

The proposed ADU addition at 325 Brooks Avenue faces Indiana Ct. (with celebrated, existing buildings by Brian Alfred Murphy and Frank O. Gehry, establishing a multi-story street frontage), in a manner that is sympathetic with the architecture of the existing house and the emergent reality of the alley as a 'narrow street' or mews. The second story addition is used intelligently, providing a living room at the upper level, looking over the alley as 'eyes on the street'. The roof pitch echoes the architecture of the preexisting garage and house, presenting an attractive face to both the alley and the back-garden/yard, gently increasing the density in this area with grace.

#### Negative aspects of project:

None

### 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*

The project maintains the existing parking on site without modification.

##### 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 landforms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.*

The proposed 2 story ADU is attractive and sensitive to the scenic and visual quality of the neighborhood, actively enhancing the character of the alley as it is slowly transformed into a narrow street with a diverse architecture and character.



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### 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...*

No adverse effect.

### 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.*

Consistent with the goals set out in the LUP this project adds to the vitality of the architecture and the special atmosphere of this area of Venice.



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Photos of existing:



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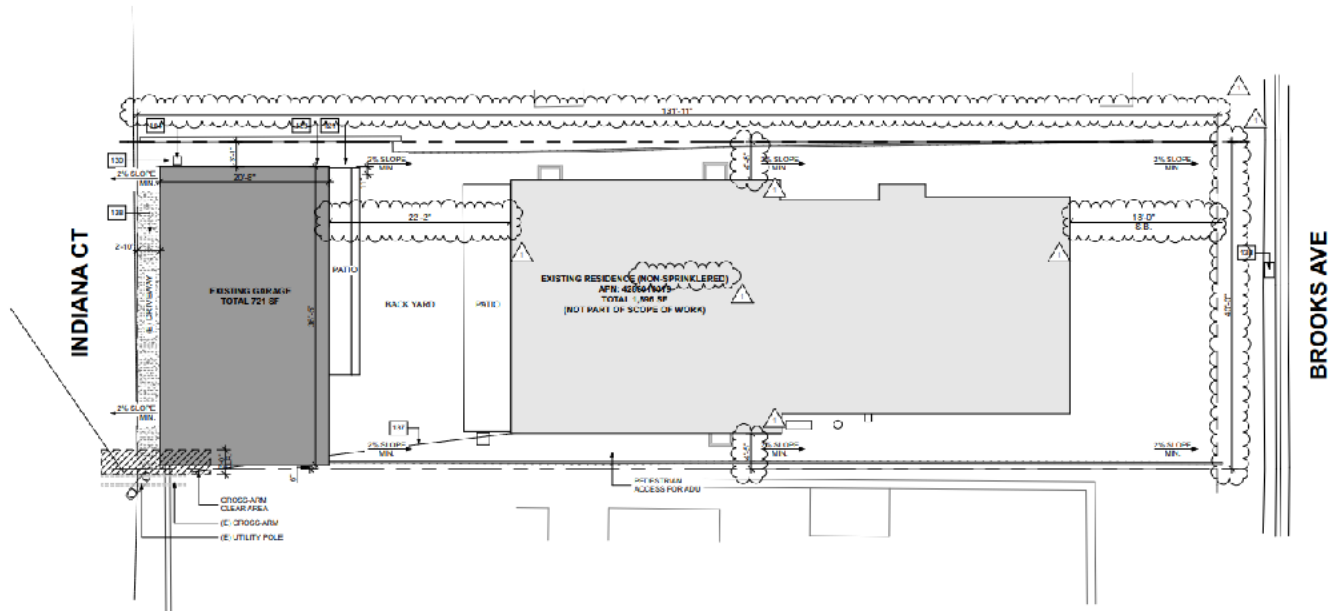
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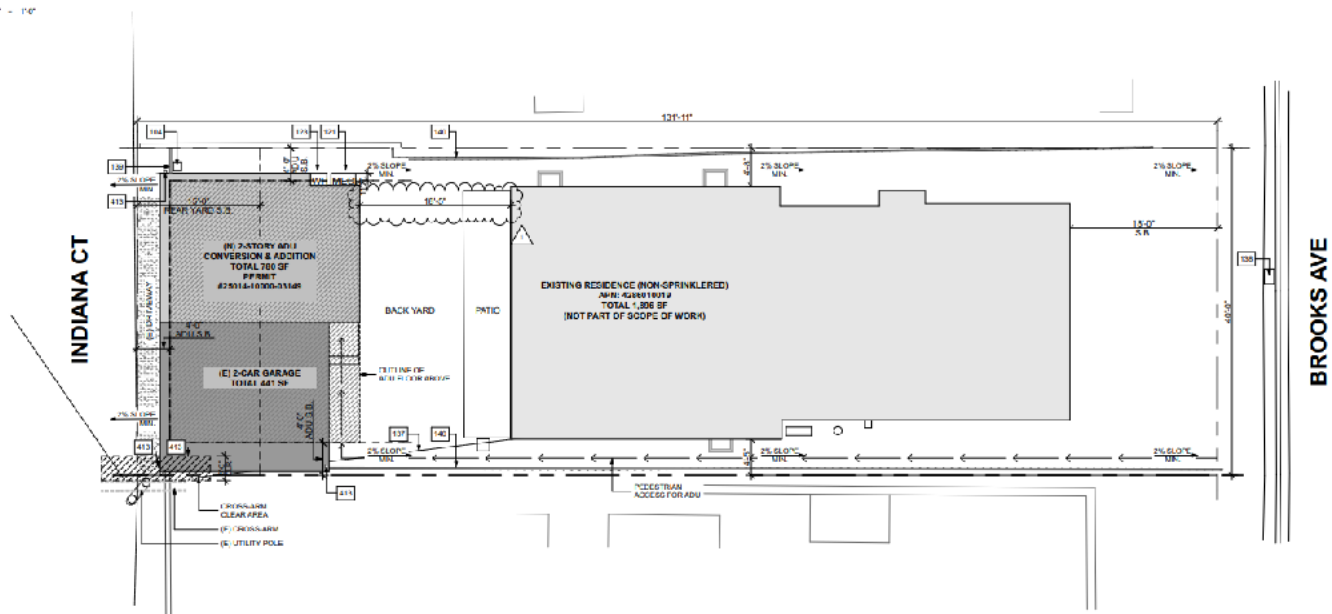


## I. Existing & Proposed Site Plan(s):



### 1 EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"





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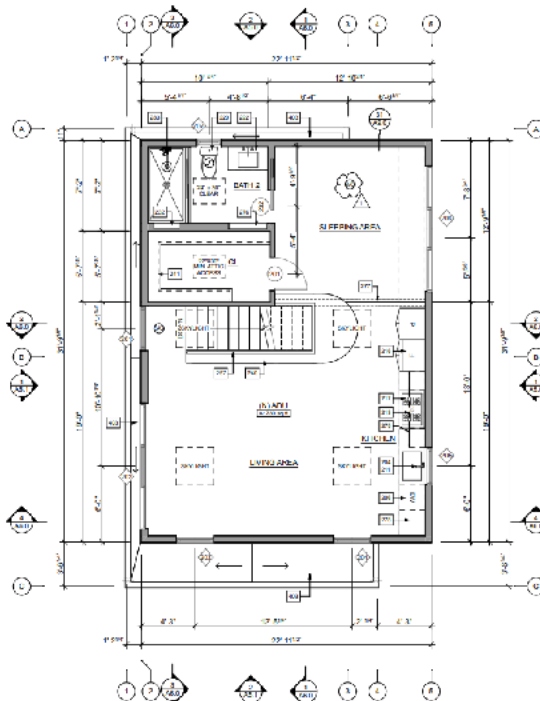
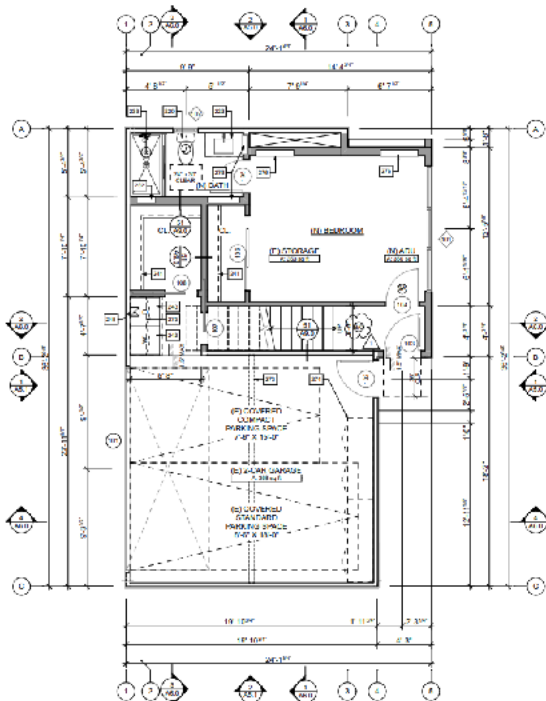
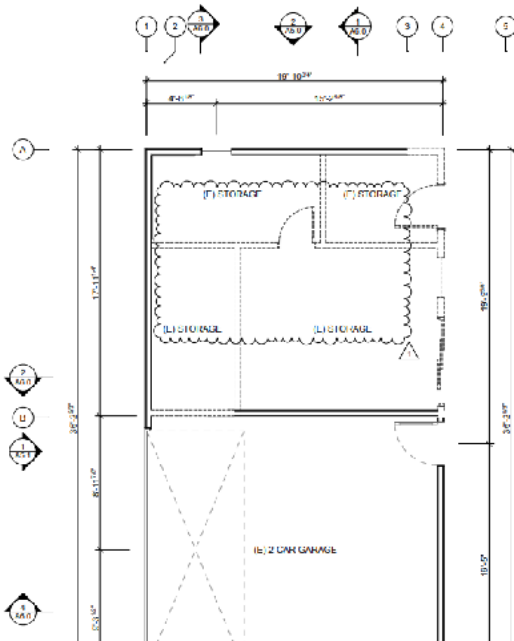
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## II. Plans (Existing & Proposed)



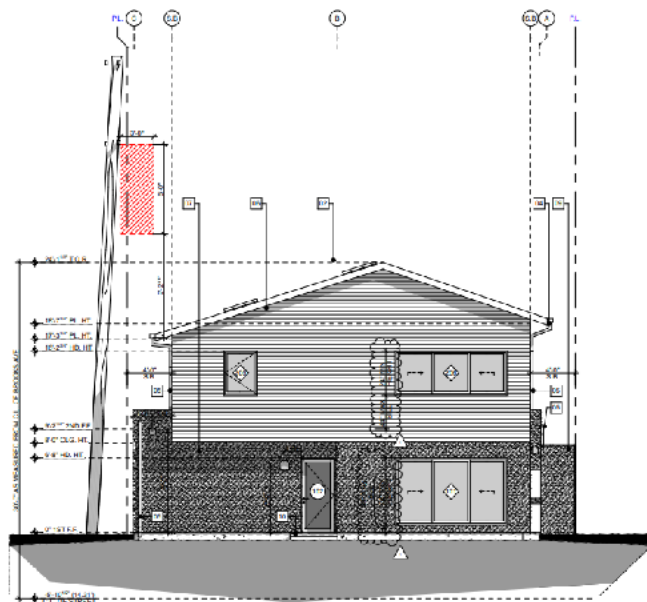
1 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

2 PROPOSED SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

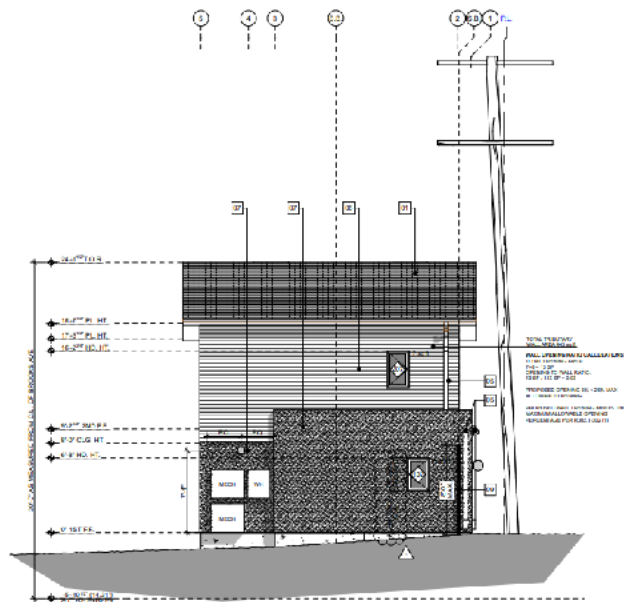




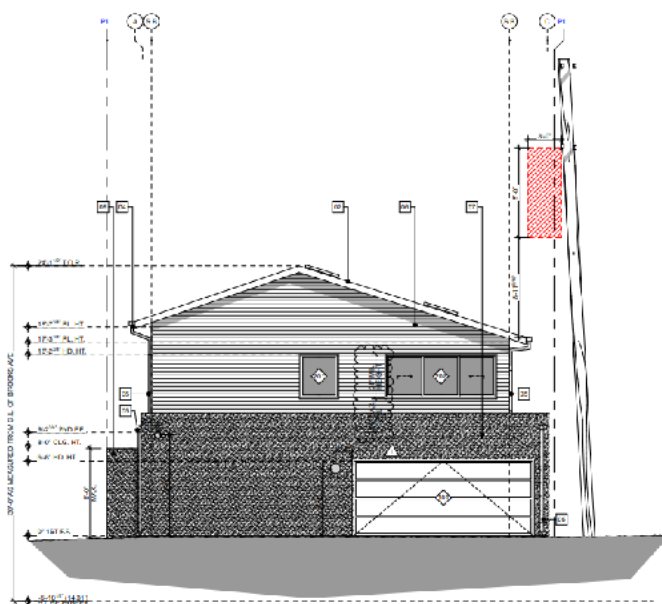
### III. Elevations of Proposed



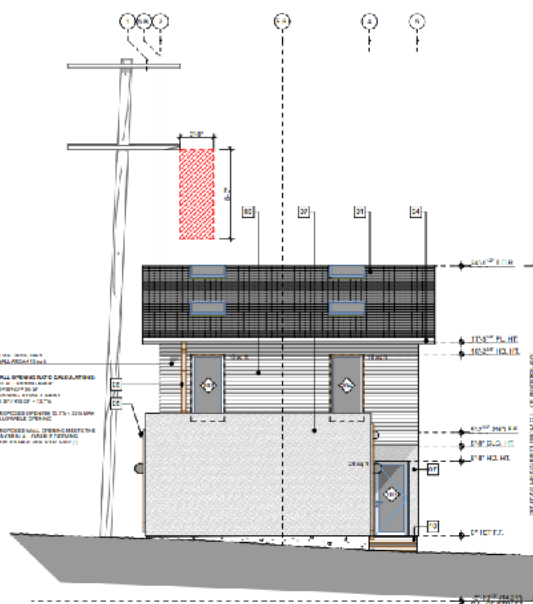
**1** **FAST ELEVATION**  
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION  
SCALE 1/4" = 1'-0"



1 WEST ELEVATION



**2 SOUTH ELEVATION**

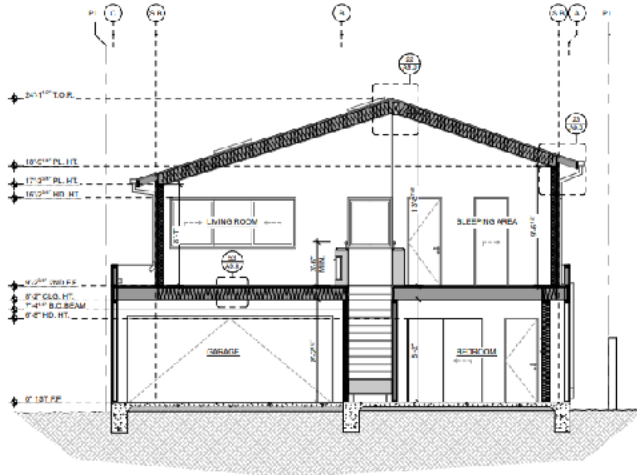


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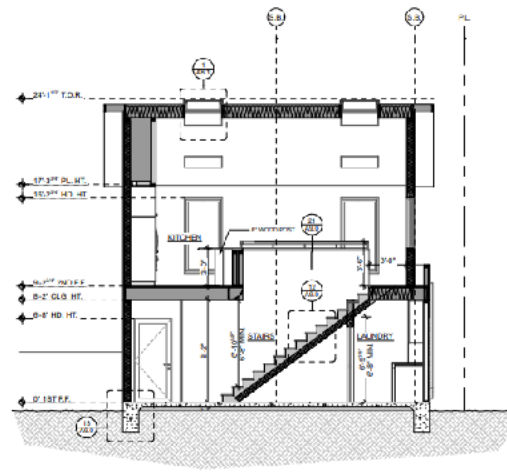
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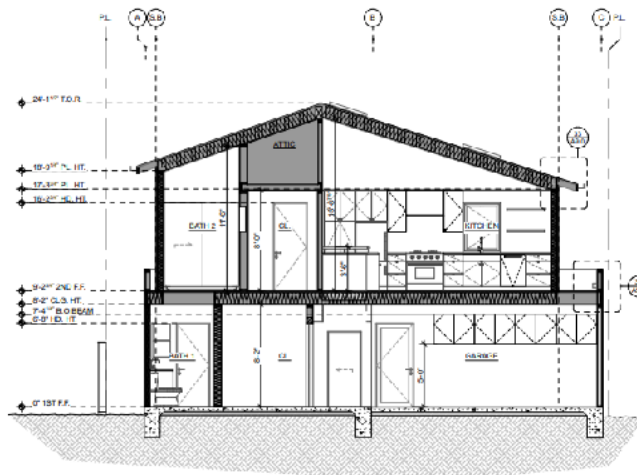
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SCALE: 1/4\"/>



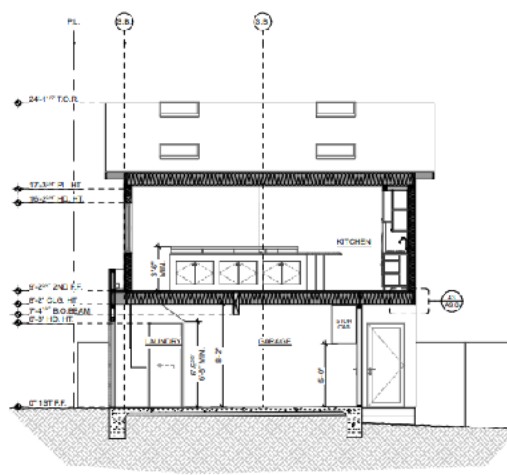
2 SECTION EAST WEST

SCALE: 1/4\"/>



3 SECTION NORTH SOUTH

SCALE: 1/4\"/>



4 SECTION EAST WEST

SCALE: 1/4\"/>

## III. Sections of Proposed





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## IV. Rendering of Proposed (seen from the existing house at 325 Brooks Avenue).

