



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 18, 2025

City Case No: DIR-2025-5335-CDP-MEL-HCA

CEQA Case No: ENV-2025-5337-CE

Related City Case No(s): ADM-2025-5336-VSO-ADU

Address of Project: 3116 Stanford Ave

Applicant/Property Owner: Miles Milestone / 3116 Stanford LLC

Applicant's Representative: Valery Augustin AIA, Principal DNA Architecture + Design

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: N/A

Email for City Planner: michelle.gallarza@lacity.org

LUPC Staff assigned: David Turnbull

I. Detailed Project Description:

Conversion of existing garage converted illegally by a previous owner for use as an ADU into a legitimate ADU for rent by the new owner (applicant), removing an unapproved roof deck, improving internal arrangements and fenestration, adding a small storage room to the exterior including a roof over the new entrance door.

II. Motion:

The Venice Neighborhood Council recommends approval of this application for 3116 Stanford Ave for the improvement of an existing garage conversion to an ADU, and the removal of unpermitted earlier modifications, and supports the efforts made by the owner and their architect to legitimize the use of the former garage and make sensitive adjustments to the window placement and doors.

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

III. Pros & Cons of Project:

Positive aspects of project:

The previous owner had been using the garage as an illegal ADU. The new owner / applicant is converting it into a legitimate ADU. The previous owner had built an illegal deck on top of the existing garage which will be removed as part of this scope of work. The garage is located at the rear of the property and not visible from the street. The alley elevation will be the existing wall. The overall structure will remain as is with the exception of adding some new windows and skylights . . . The bulk of the work is all internal. Visually, this ADU will have zero impact for passersby on the street or from the alley'.

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*

Existing parking provision on site remains unaffected.

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 proposed, improved ADU, preserves the existing boundary wall and relationship with the alley. Scenic and visual qualities remain unchanged.

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 impact.

4. Protection of Special Coastal Communities

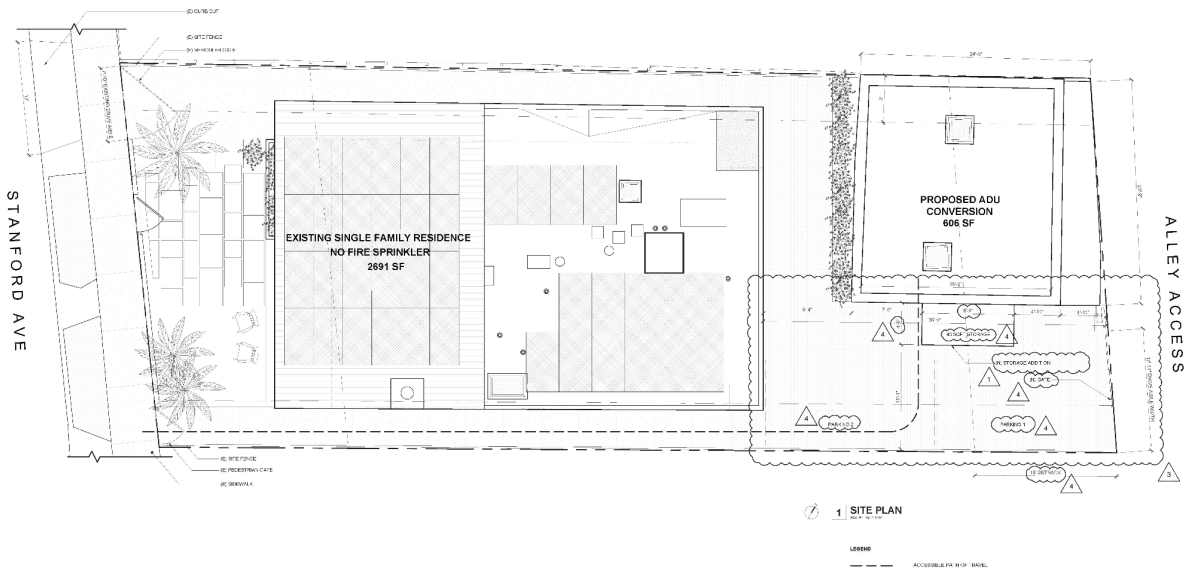
Coastal Act section 30253(e) states: *New development shall do all of the following...(e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.*

The character of the alley as a defining quality of Venice / Marina del Rey is maintained, with neither negative nor positive impact.

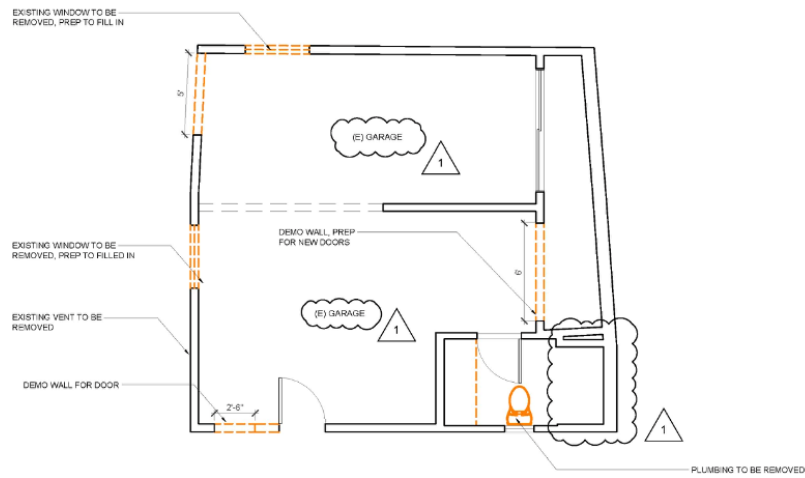
Photos of existing:



I. Existing Site Plan including ADU:



I. Floor Plans:



 **2** **EXISTING / DEMO PLAN**
SCALE: 1/4" = 1'-0"

LEGEND

(E) WALL

DEMO

