



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 / Revised January 29, 2026

City Case No: DIR-2025-4836-CDP-MEL

CEQA Case No:

Related City Case No(s): ENV-2025-4837-CE

Address of Project: 670 E Westminster Avenue / 668 E Westminster Avenue

Applicant/Property Owner: Eric Nemirovsky (eric.nemirovsky1@gmail.com)

Applicant's Representative: Robbie Leer / TurboPermit (robbie@turbopermit.co)

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: Venice / Subarea Oakwood-Millwood-Southeast Venice

City Hearing: Not scheduled (case on hold)

Email for City Planner:

LUPC Staff assigned: **David Turnbull**

I. Detailed Project Description:

Conversion of an existing 460-square-foot garage into an Accessory Dwelling Unit (ADU), removing garage doors and replacing with glazed double doors and sliding timber door assembly. Project includes addition of all necessary plumbing and electrical services plus appliances.

NOTE: this project **was completed** in accordance with drawings prepared for the owner by LADU / Juan Valdiviezo in March 2025 without approval, and without posting the required **Notice of Intent** or outreach to the neighbors.



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NOTE: LUPC Staff Member, David Turnbull has spoken with the owner, their agent and Juan Valdiviezo, who confirmed that the work was complete, claiming this was a retrospective filing for an existing ADU. The LA City planner confirmed by email (12/03_2025) that the completion of the project changes the status of the application and they will communicate directly with the owner.

II. Motion:

The Venice Neighborhood Council, Land Use & Planning Committee recommends approval of this application for the improvement of an existing garage conversion to an ADU, as built. LUPC supports the efforts made by the owner to legitimise the use of the former garage for long term rental as an ADU.

Moved:

Seconded:

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

III. Pros & Cons of Project:

Positive aspects of project:

Addition of small 460 sq.ft Accessory Dwelling Unit providing rental income for owner, that is not visible from the street or alley under normal circumstances.

Negative aspects of project:

Loss of existing garage / parking in an area of Venice that is already extremely congested - minimum cost upgrade of garage to ADU neither contributes nor detracts from the neighbourhood, however access via the alley is restricted. The alley is narrow. The construction is complete and proceeded without discussion or approval. There was no interaction with the neighbors, and the project is presented as a 'fait accompli'. Had the permitting process proceeded in accordance with well known principles and real neighborhood interaction the new ADU could have made a more definitive contribution to the community.

IV. Findings re. Entitlements:

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

Assembly Bill 2097 is invoked in the findings.

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 as-built project has no impact on the scenic and visual quality of the neighborhood, neither does it enhance the appearance of the alley that remains visually degraded.

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...*

The cumulative effect is neither positive nor negative and is in a neighborhood that could benefit from positive impact in relation to marginal density increases, and a corresponding change in character. This goal could have been achieved through consultation and a community driven process.

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.



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Photos (as built):

Photo #1	Photo #2
Back of property from the alley, showing garage and driveway	North elevation



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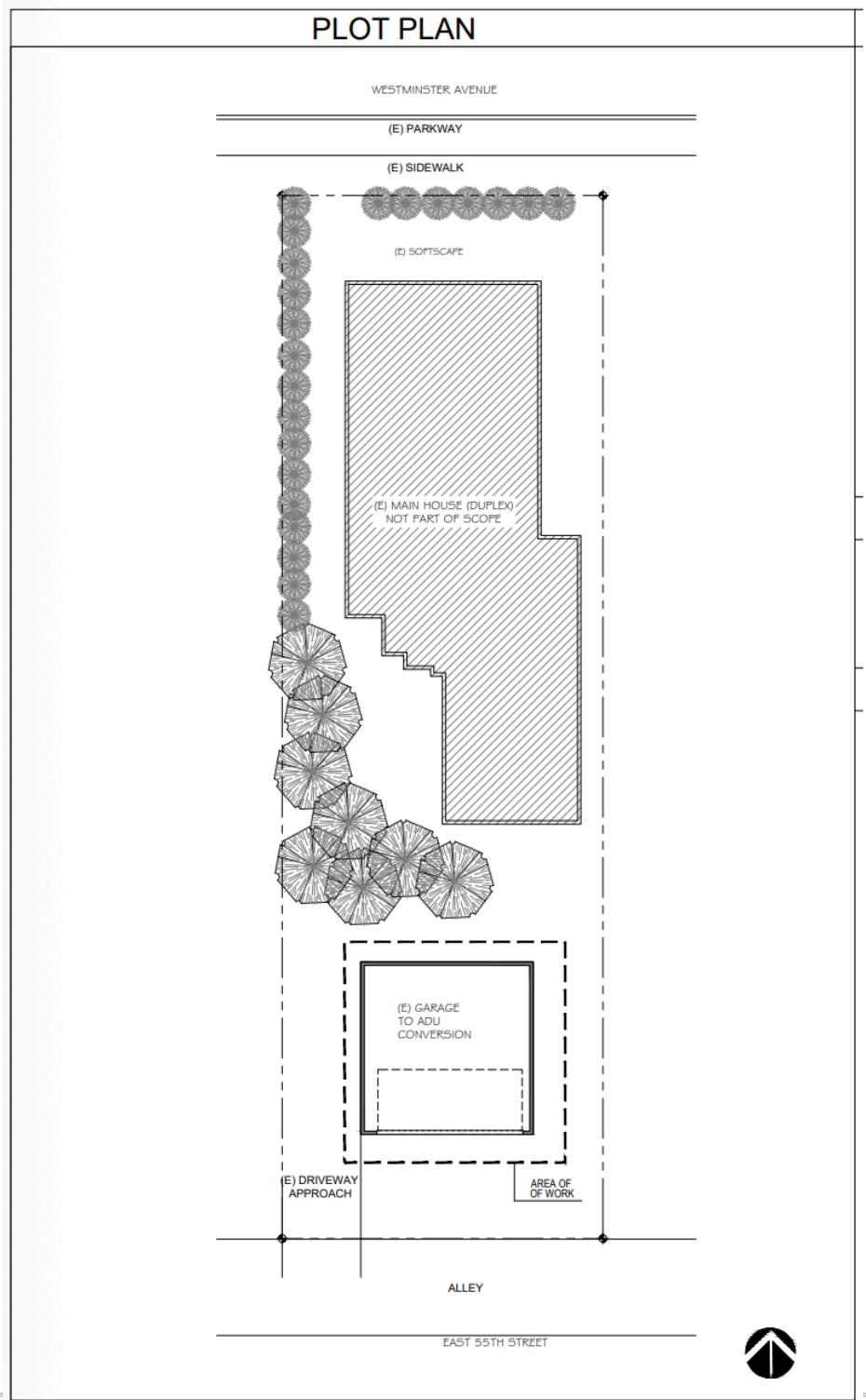
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I. Existing Site Plan:





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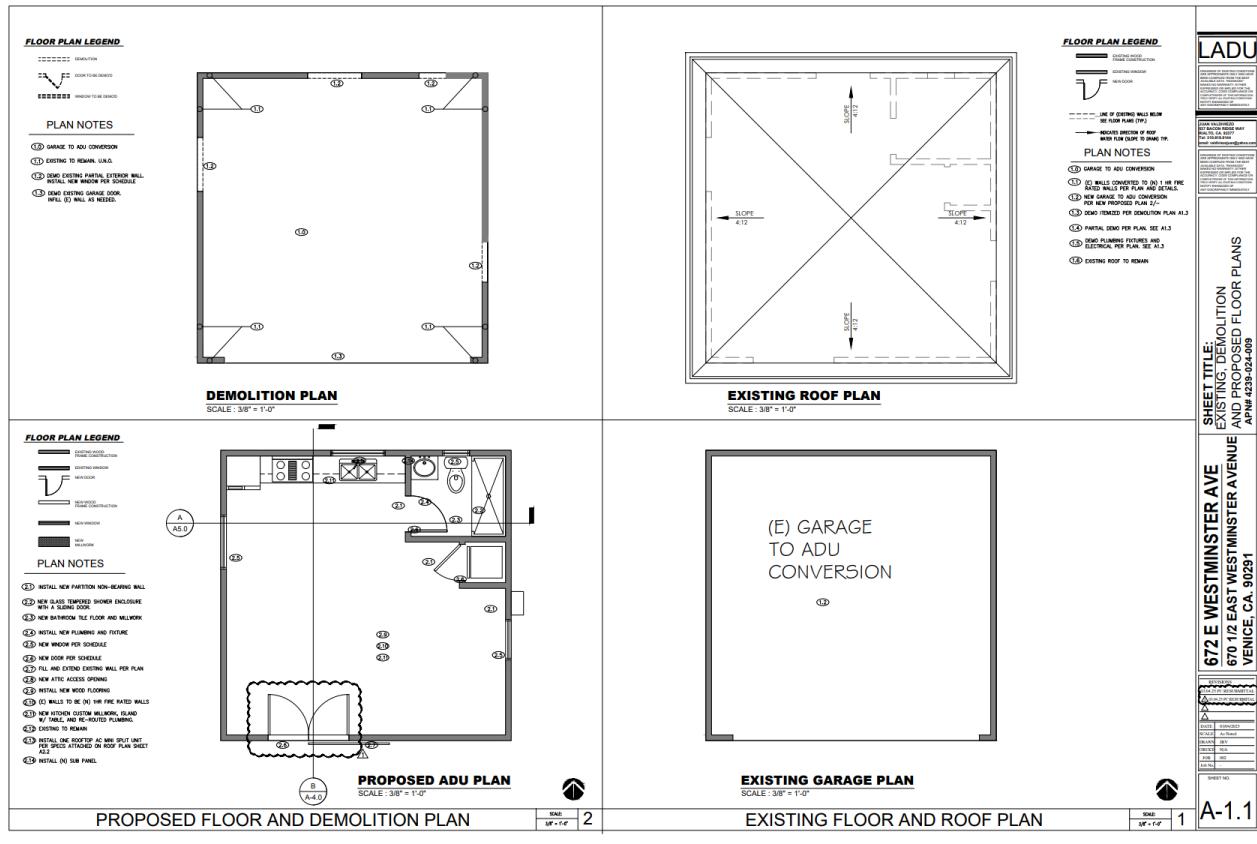
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I. Floor Plans:





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II. Elevations:

