



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
draft LUPC STAFF REPORT
 March 5, 2026

City Case No: DIR-2025-7175-CDP
 CEQA Case No: ENV-2025-7177-CE
 Related City Case No(s): ADM-2025-7176- VSO
 Address of Project: 2429 S Eastern Court
 Applicant/Property Owner: Daniel Dalzotto
 Applicant’s Representative: Macus Hoh, Variation Design Inc.
 Standard of Review: Coastal Act, with certified Land Use Plan (LUP) as guidance
 Venice Community Plan and other applicable State laws:
 Assembly Bill 2097
 Coastal Zone: Dual Permit Jurisdiction
 City Hearing: Not yet scheduled
 Email for City Planner: Sienna.Kuo@lacity.org
 LUPC Staff assigned: Mehrnoosh Mojallali

I. Detailed Project Description:

The proposed project involves a 710 SF addition to an existing single-family dwelling, which includes 287 SF on first level for renovated kitchen, dining room, and living room, and 423 SF on second level for addition of a master bedroom suite. Additional 160 SF balcony above first floor. Two car garage remains. Lot size is 2,700.1 SF. Proposed site coverage is 1,615 SF and height is 27'-6 with sloped roof.

II. Proposed Motion:

The Venice Neighbor Council recommends approval of the project at 2429 Eastern Court, as proposed.

Moved: Seconded:

Vote: X-X-X (X absent, 1 position open)

III. Pros & Cons of Project:

Positive aspects of project:

The proposed addition is a positive contribution to the existing residential neighborhood and does not impact public access.

Negative aspects of project: N/A

IV. Neighborhood Outreach/Summary of Community Input:

The applicant is in process of completing all required notification procedures. The City CDP hearing requires a 300 sq feet radius to be notified at least 24 days prior to the hearing.

Summary of Community Input

Concerns expressed by Neighbors:

None noted

Suggestions from Neighbors:

None noted

V. 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

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:*

1. *facilitating the provision or extension of transit service*
2. *providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads*
3. *providing non-automobile circulation within the development*
4. *providing adequate parking facilities or providing substitute means of serving the development with public transportation*

Insert applicable LUP policies from Policy Group II Shoreline Access of the LUP and analyze compliance:

The proposed project maintains the existing 2 car garage, and no additional parking is required.

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 project protects Scenic and Visual Qualities because it is an attractive addition in the rear yard space that actively contributes to the scenic and visual character of the neighborhood and existing site.

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.***

There are no adverse effects and thus no cumulative adverse effects.

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.*

LUP Policy Preservation of Venice as a Special Coastal Community state: *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 the scale of existing neighborhoods. Roof access structures shall be limited to the minimum size necessary to reduce visual impacts while providing access for fire safety. In visually sensitive areas, roof access structures shall be set back from public recreation areas, public walkways, and all water areas so that the roof access structure does not result in a visible increase in bulk or height of the roof line as seen from a public recreation area, public walkway, or water area. No roof access structure shall exceed the height limit by more than ten (10') feet. Roof deck enclosures (e.g. railings and parapet walls) shall not exceed the height limit by more than 42 inches and shall be constructed of railings or transparent materials. Notwithstanding other policies of this LUP, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five feet.

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.

The proposed project complies with the policies of certified LUP I.E. as it conforms to the height and setback regulations of the LUP and is compatible with the height and massing of other residential strictures fronting the Venice Canals in the surrounding area. The new structure will use stucco and match the existing structure aesthetic.

- B. Density Bonus Act (DB)(not applicable)
- C. Conditional Use (CU) cite LAMC CU Section (not applicable)
- D. Mello Act (MEL)(if applicable): N/A
- E. Housing Crisis Act (HCA) if applicable: N/A
- F. Priority Housing Program (PHP): N/A
- G. Add any other applicable entitlements here, such as SPPE (Specific Plan Project Exception), ZAA (Zoning Administrator Adjustment), etc: N/A

Photo of Existing Structure:



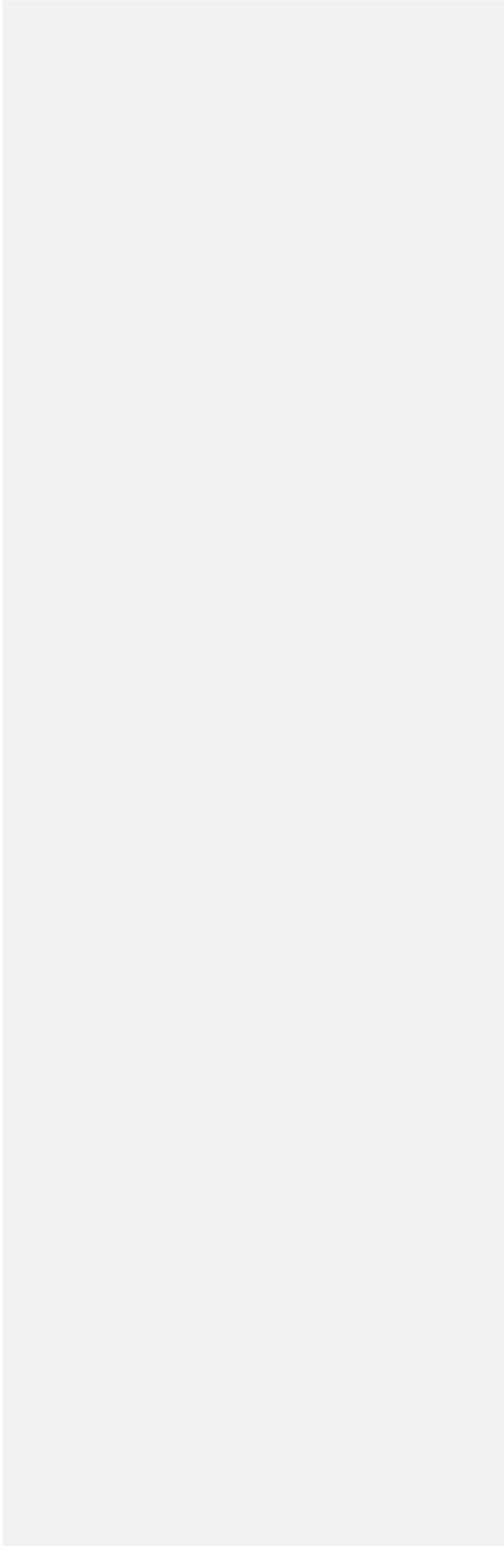
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Renderings of new project:

South view:



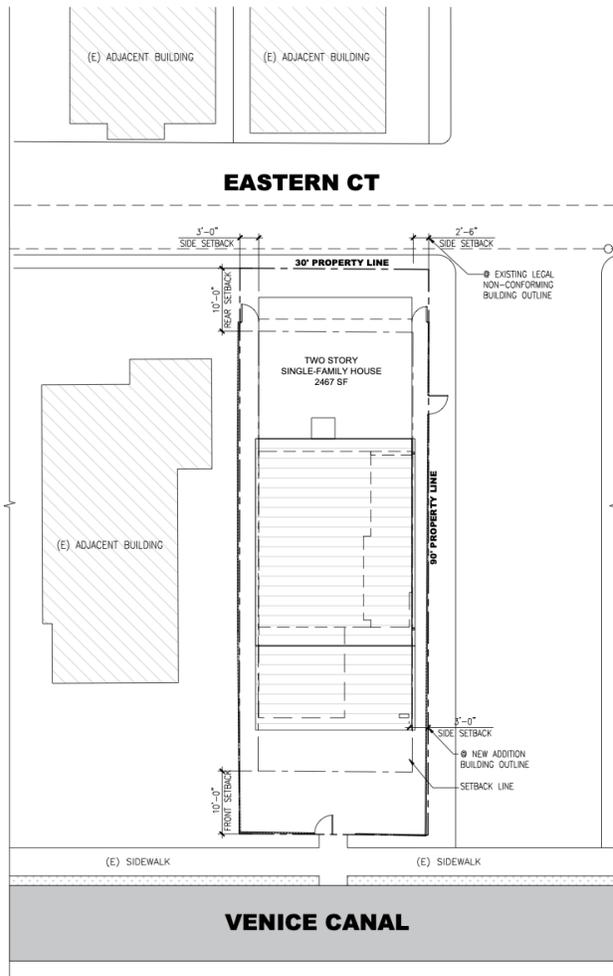
West view:



North view:

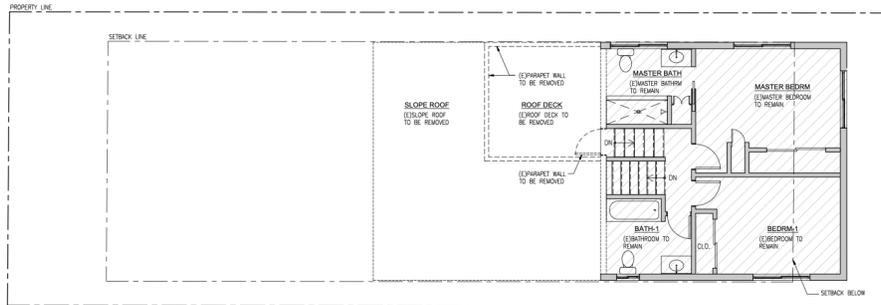


Proposed Plot Plan:

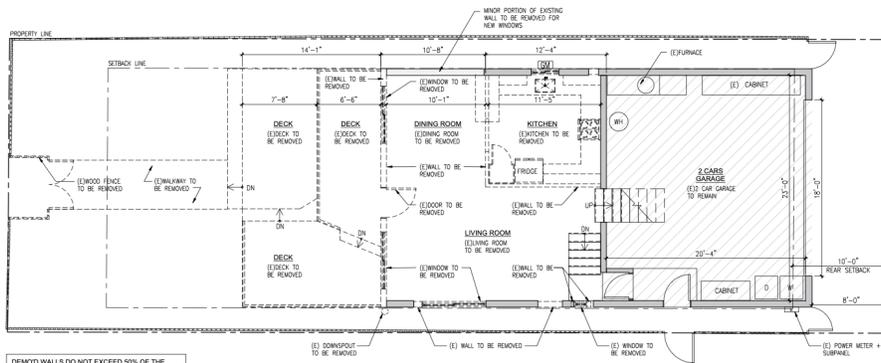


1 PLOT PLAN - PROPOSED
SCALE: 1/8"=1'-0"

Existing/Demo Floor Plans:

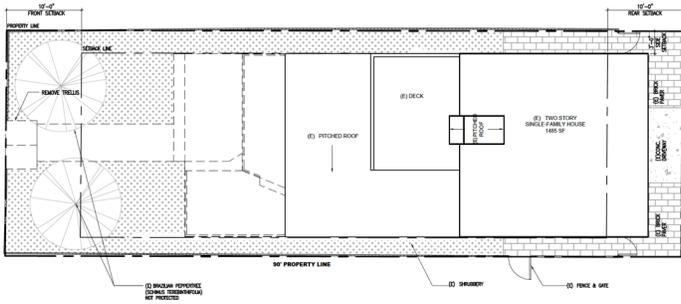


N2 DEMO 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"



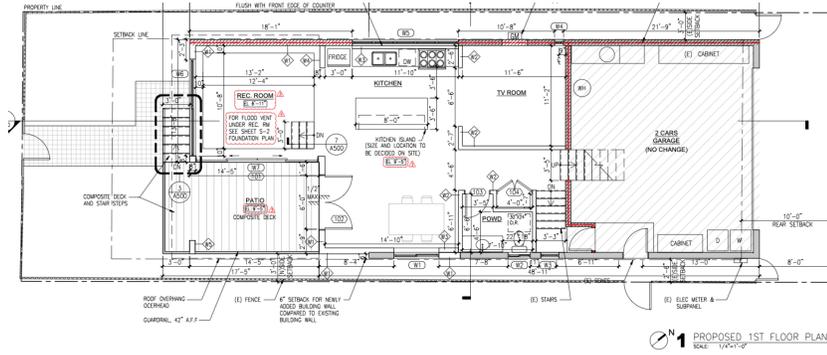
DEMOS WALLS DO NOT EXCEED 50% OF THE PERIMETER LENGTH OF THE EXISTING NON CONFORMING PORTION OF THE EXTERIOR WALLS

N1 DEMO 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"

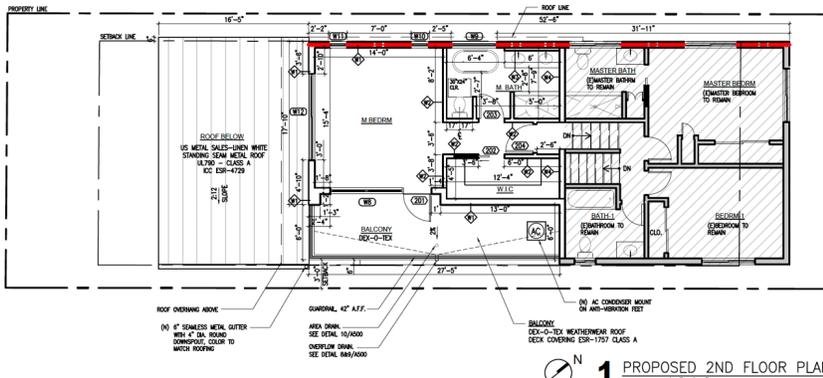


N1 EXISTING/DEMO ROOF PLAN
SCALE: 7/8"=1'-0"

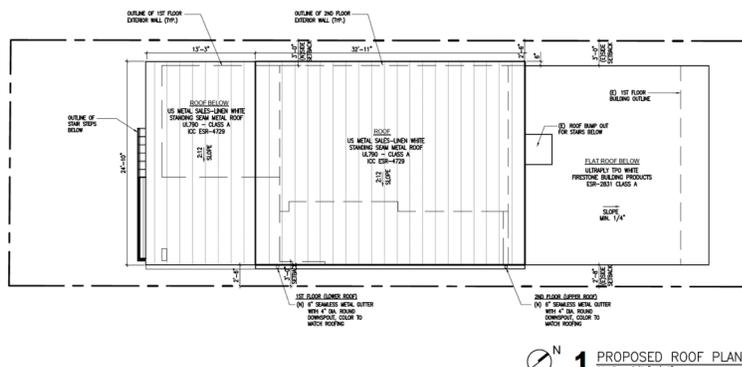
Proposed Floor Plans:



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

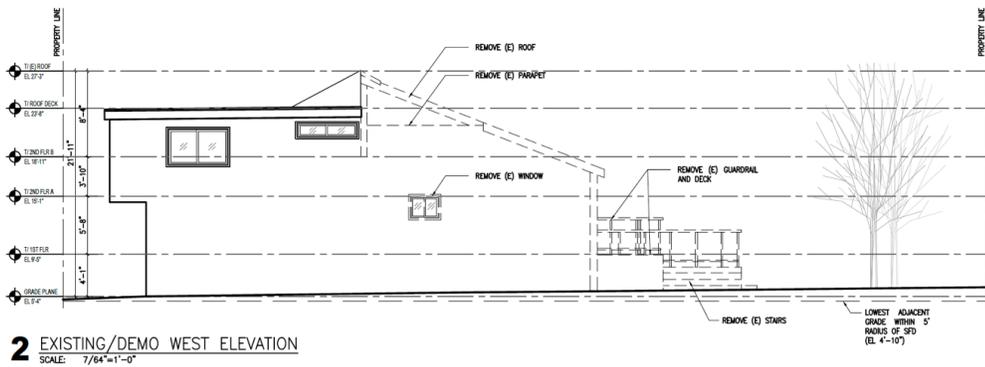
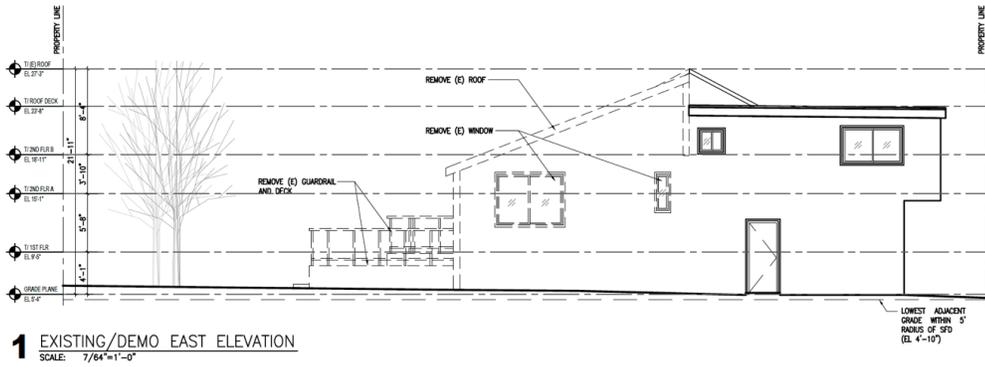


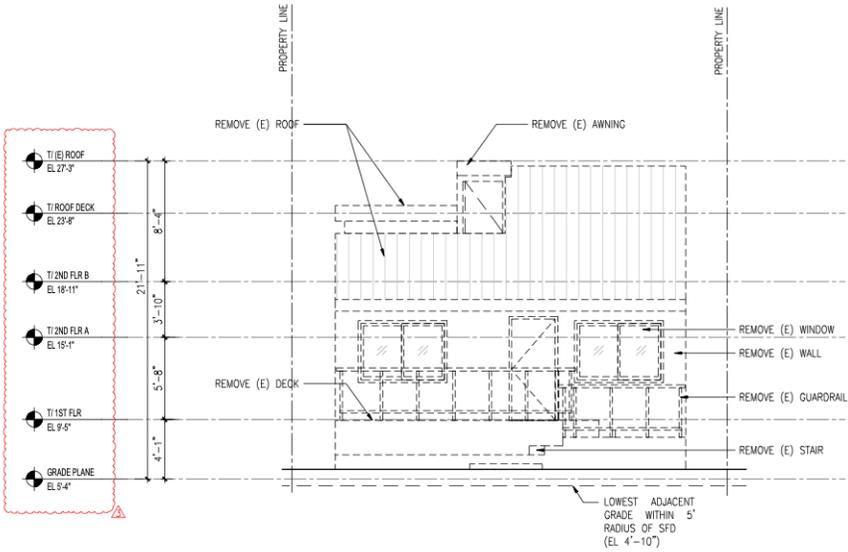
1 PROPOSED 2ND FLOOR PLAN
SCALE: 7/64"=1'-0"



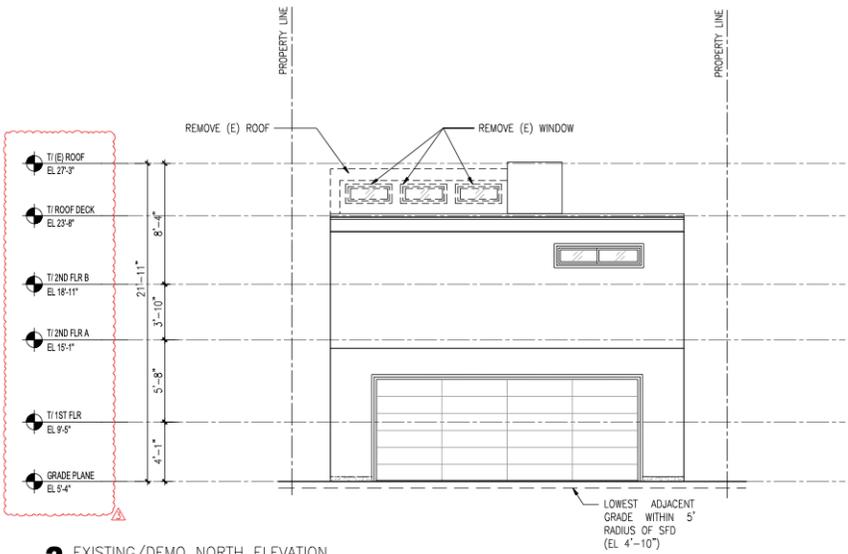
1 PROPOSED ROOF PLAN
SCALE: 7/64"=1'-0"

Existing Elevations:





1 EXISTING/DEMO SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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

Proposed Elevations:

