



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-2025-2758-CDP-MEL-HCA
DIR-2025-2733-CDP-MEL-HCA
DIR-2025-2757-DEP-MEL-HCA

CEQA Case No: ENV-2025-2674-EAF

Related City Case No(s): ZA-2025-2673-CDP-CU2-CLQ-CDO-SPPC-WDI

Address of Project: 1166 Garfield Ave
1165 Van Buren Ave
1161 Van Buren Ave

Applicant/Property Owner: Farzad Nourollah

Applicant's Representative: Brian Silveira & Associates

Standard of Review: Coastal Act, with certified Land Use Plan (LUP)
Venice Community Plan and other applicable state laws

Coastal Zone: Single permit jurisdiction

City Hearing: Not yet scheduled

Email for City Planner: Luis.c.Lopez@lacity.org

LUPC Staff assigned: Mehrnoosh Mojallali

I. Detailed Project Description:

Three proposed 2-story, 3 bedroom single-family dwellings to be built on the 3 lots that are currently parking lots. Each lot is approximately 4,200 SF. The project design will be repeated on each lot. First floor is 1,280 SF and a 2-car garage, and second floor is 1,475 SF.

II. Motion:

The Venice Neighborhood Council recommends approval of the three single-family dwellings at 1166 Garfield, 1165 Van Buren Ave, and 1161 Van Buren Ave, as proposed.

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

III. Pros & Cons of Project:

Positive aspects of project:

The projects contribute to the neighborhood's residential character, as the use is currently parking lots and the projects bring the use into compliance with the existing residential zone.

IV. Neighborhood Outreach/Summary of Community Input:

Summary of Community Input – To be determined

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:

Each of the 3 projects propose the construction of one single-family dwelling with two automobile parking spaces provided onsite. Even though single-family dwellings on lots of 40 feet or more in width are required by the LUP to provide three

automobile spaces, the project is permitted to provide two automobile parking spaces as the homes are within an AB 2097 area.

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 properties immediately surrounding the property are developed with multi-story commercial and residential uses. The homes will be visually compatible with the character and scale of the neighborhood. The FAR is approximately .65, which is reasonable for the area. The height is 30' to the roof slope. Each floor height is 10'-3".

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.*

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 states: *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

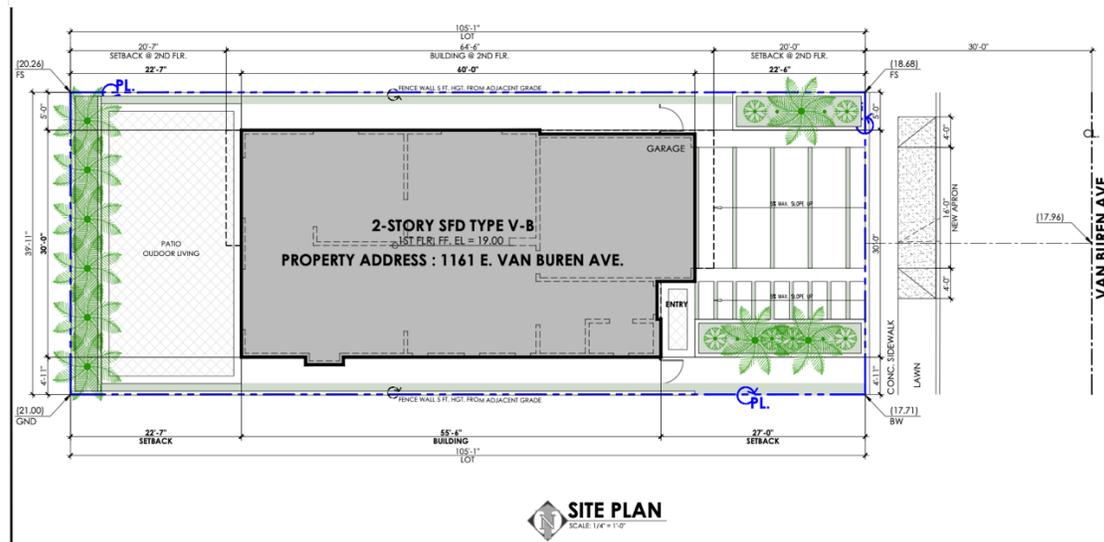
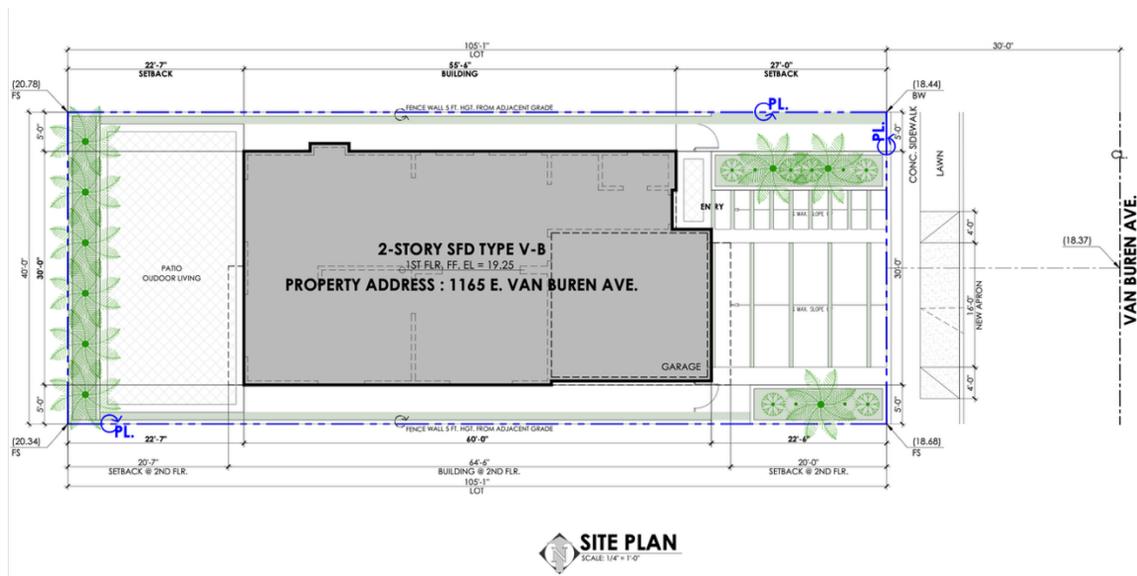
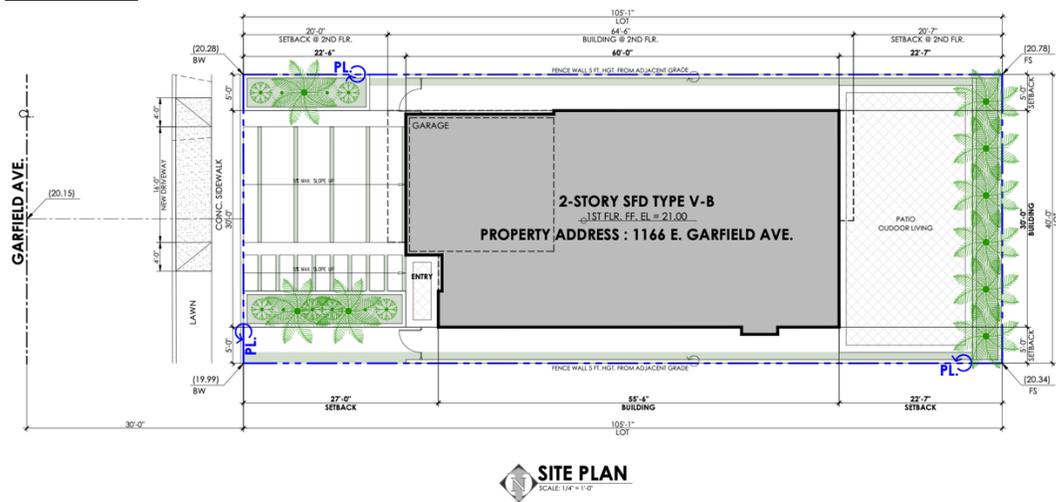
essential for building function may exceed the specified height limit in a residential zone by five feet.

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.

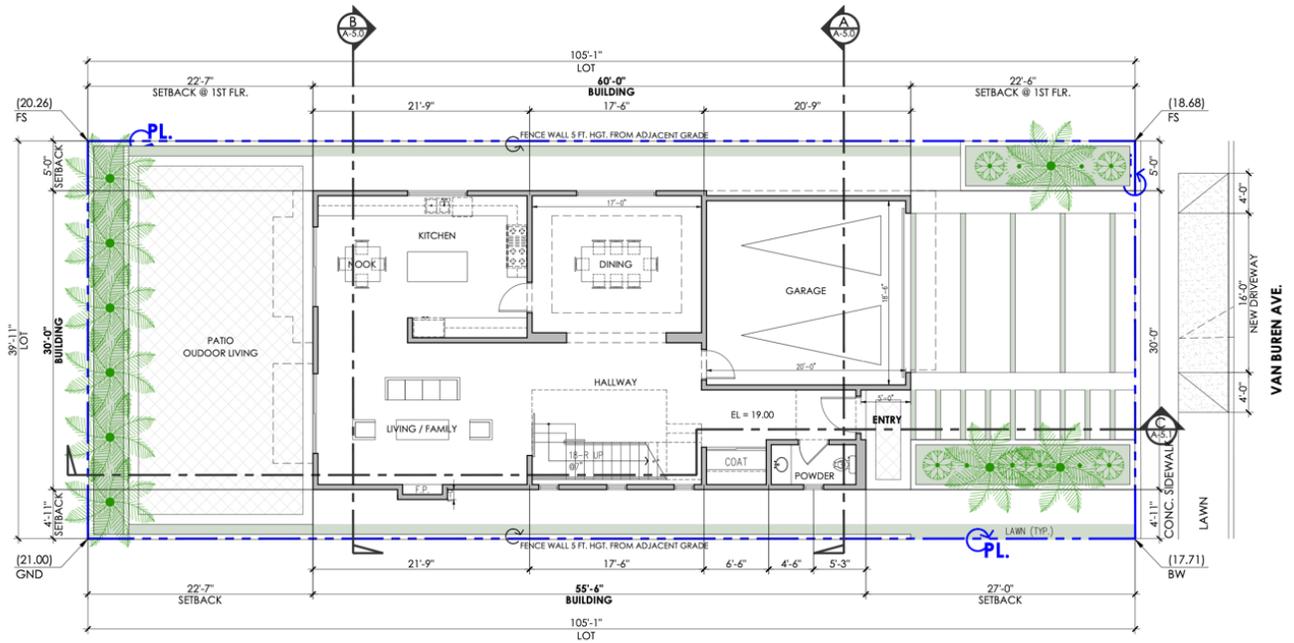
The projects comply with the certified LUP development standards for height and density and with the LAMC for side yards. As such, the projects will not harm the character of the Special Coastal community of Venice. However, the proposed projects on each of the 3 lots are matching in design, which does not protect Venice's architectural diversity. However, the location of the projects adjacent to Lincoln Blvd and the benefits of the project outweigh this concern.

- 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

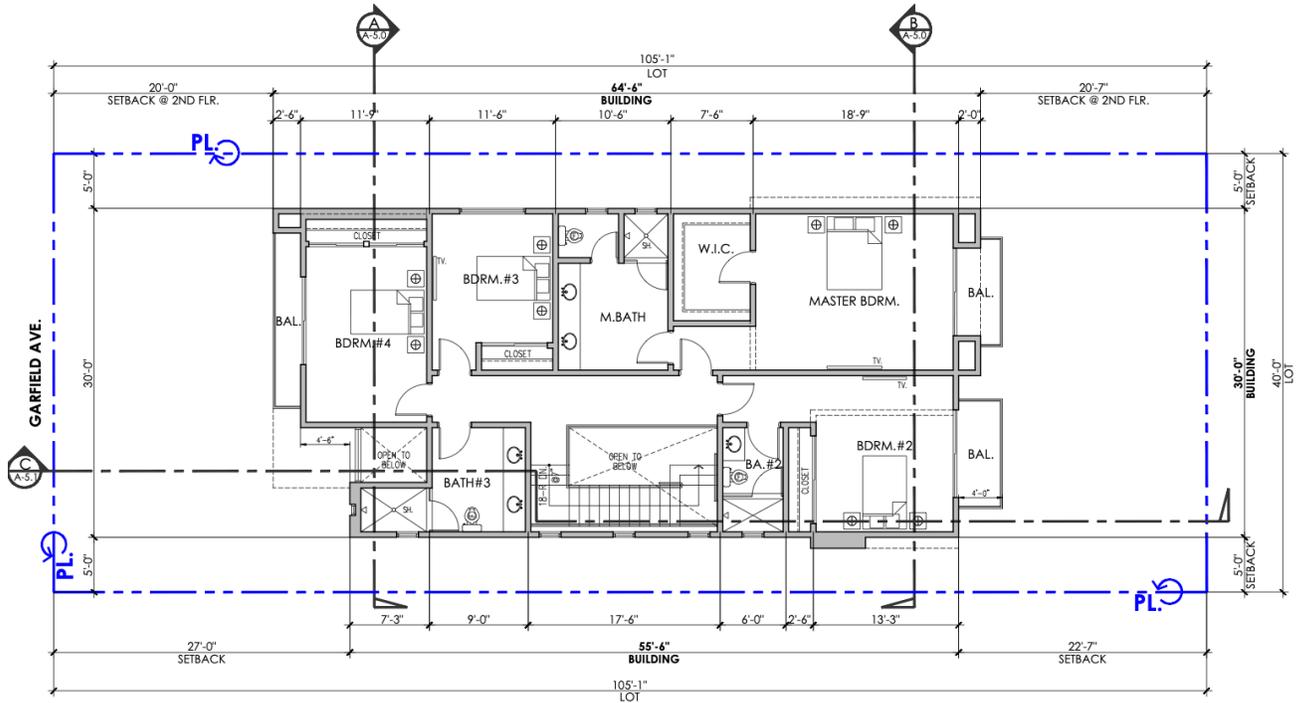
Site Plans:



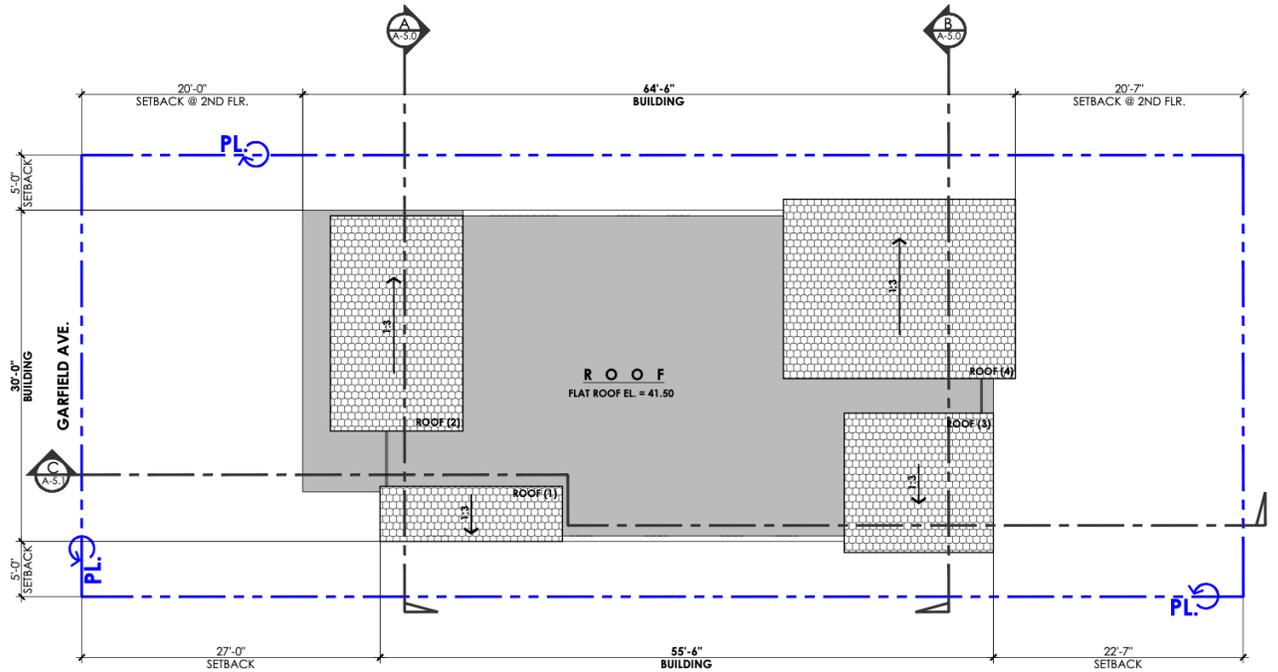
1166 Garfield Floor Plans:



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



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

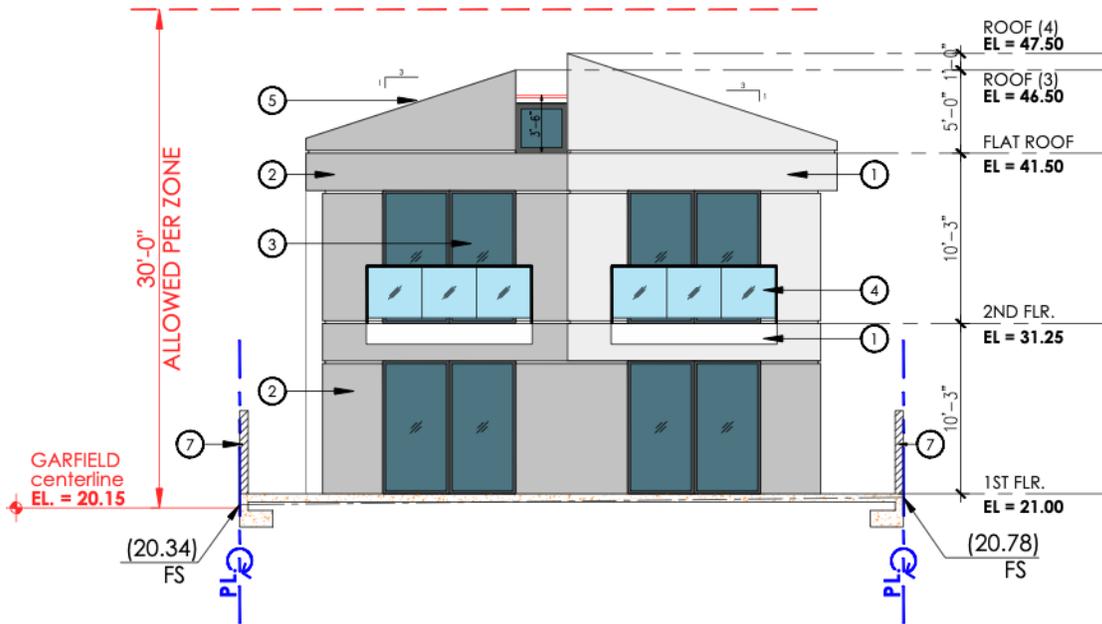


ROOF PLAN
SCALE: 1/4" = 1'-0"

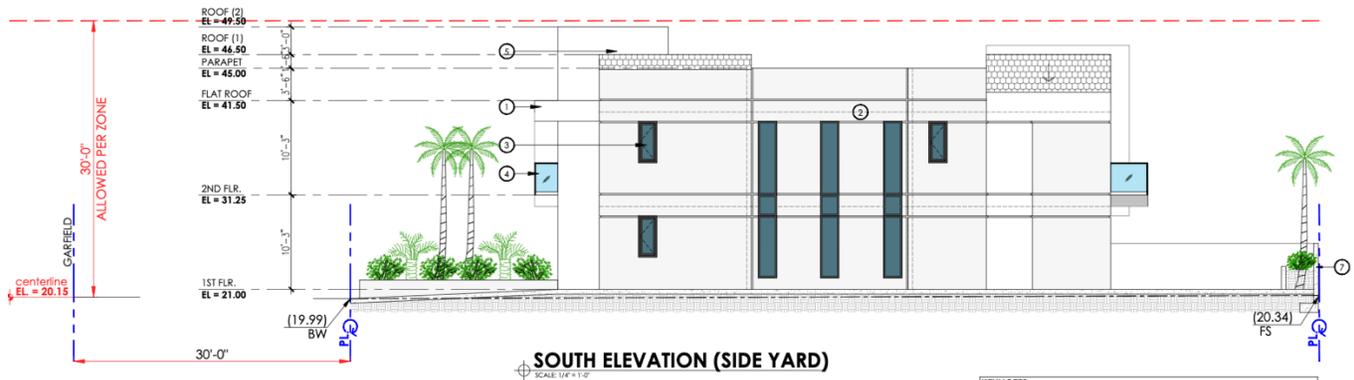
1166 Garfield Elevations:



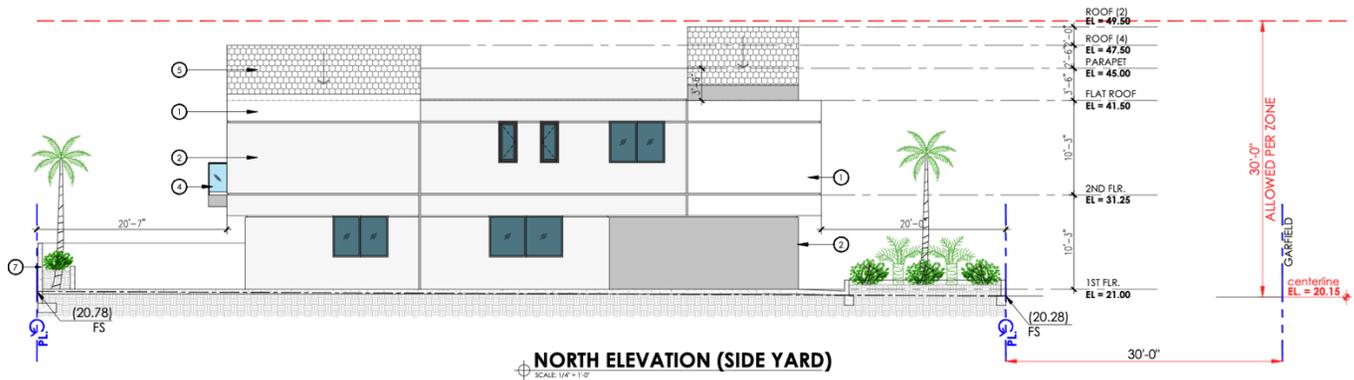
WEST ELEV. (GARFIELD AVE.)
SCALE: 1/4" = 1'-0"

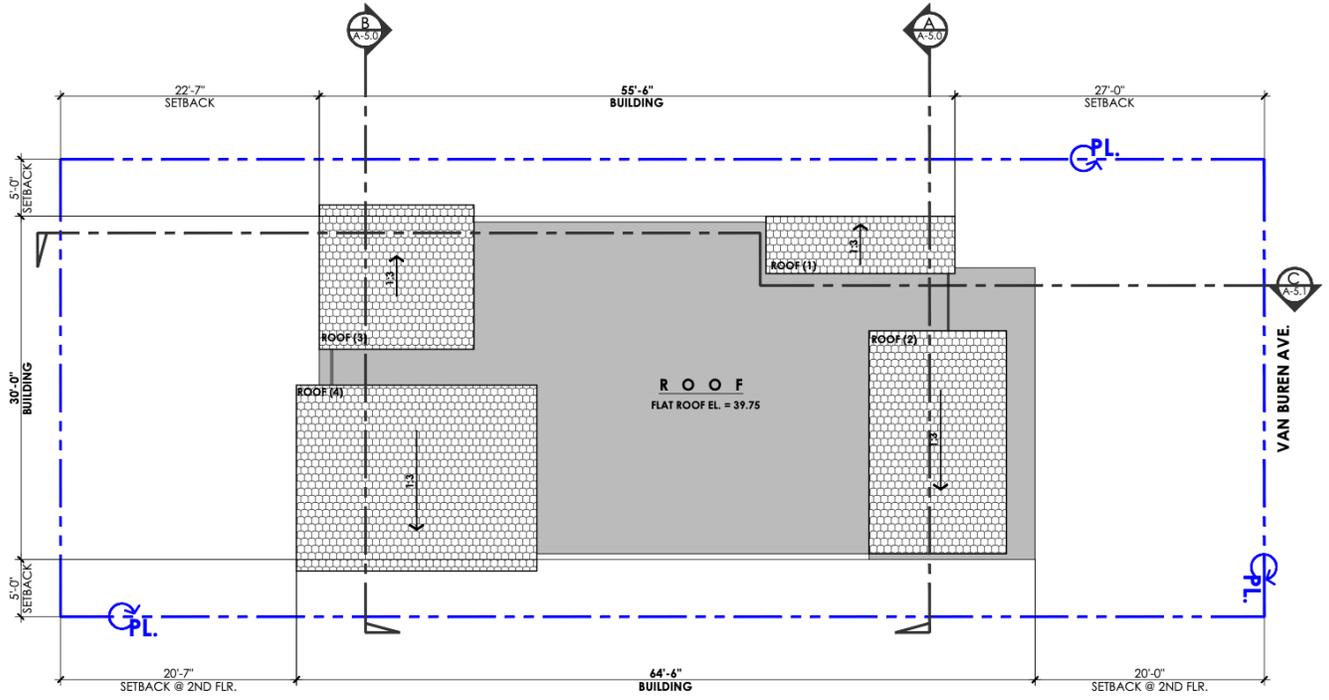


EAST ELEV. (REAR YARD)
SCALE: 1/4" = 1'-0"



KEYNOTES:		
① EXTERIOR WALL FINISH: SMOOTH STUCCO COLOR: WHITE MANUF.: LA HABRA	② DOOR & WINDOW FRAME FINISH: EXTRUSION FIBERGLASS COLOR: BLACK MANUF.: PELLA	③ ROOFING FINISH: SHINGLES / COOL ROOF COLOR: REDWOOD MANUF.: OWENS CORNING
④ EXTERIOR WALL FINISH: SMOOTH STUCCO COLOR: LIGHT GRAY MANUF.: LA HABRA	⑤ QUADRANT WINDOW FINISH: FRAMELESS GLASS COLOR: CLEAR MANUF.: CRANE VEYOR CORP.	⑥ FENCE WALL FINISH: 8" CONIC BLOCK WALL COLOR: WHITE PINK MANUF.: ST. HELENS SANDWICH GRADE



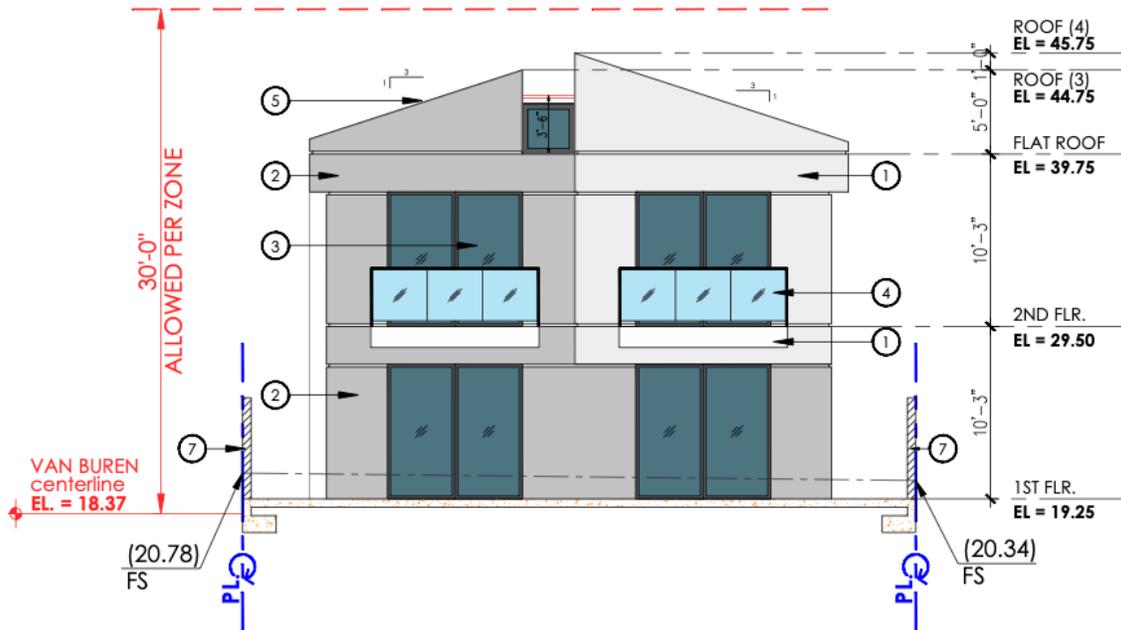


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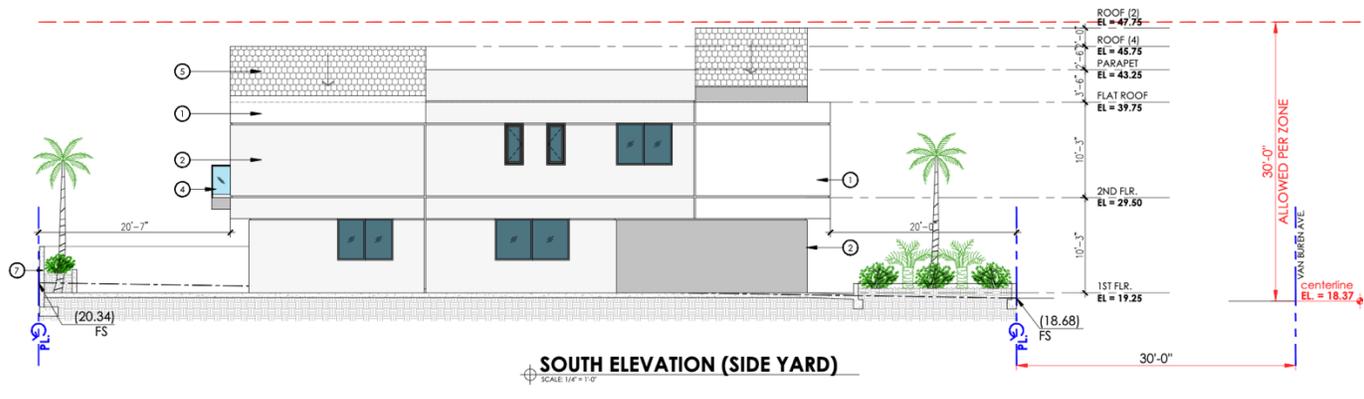
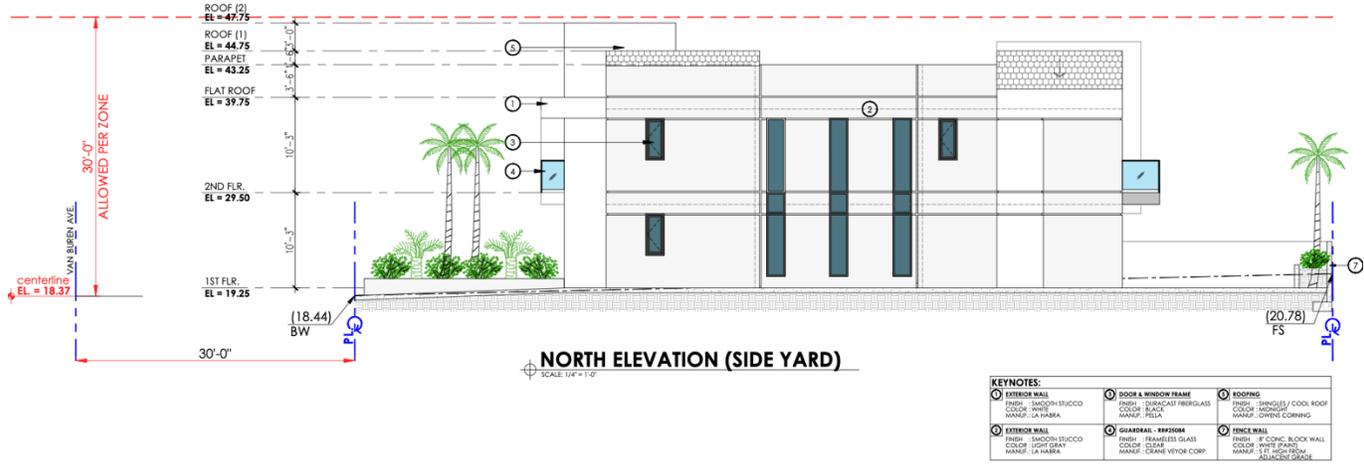
1165 Van Buren Elevations:



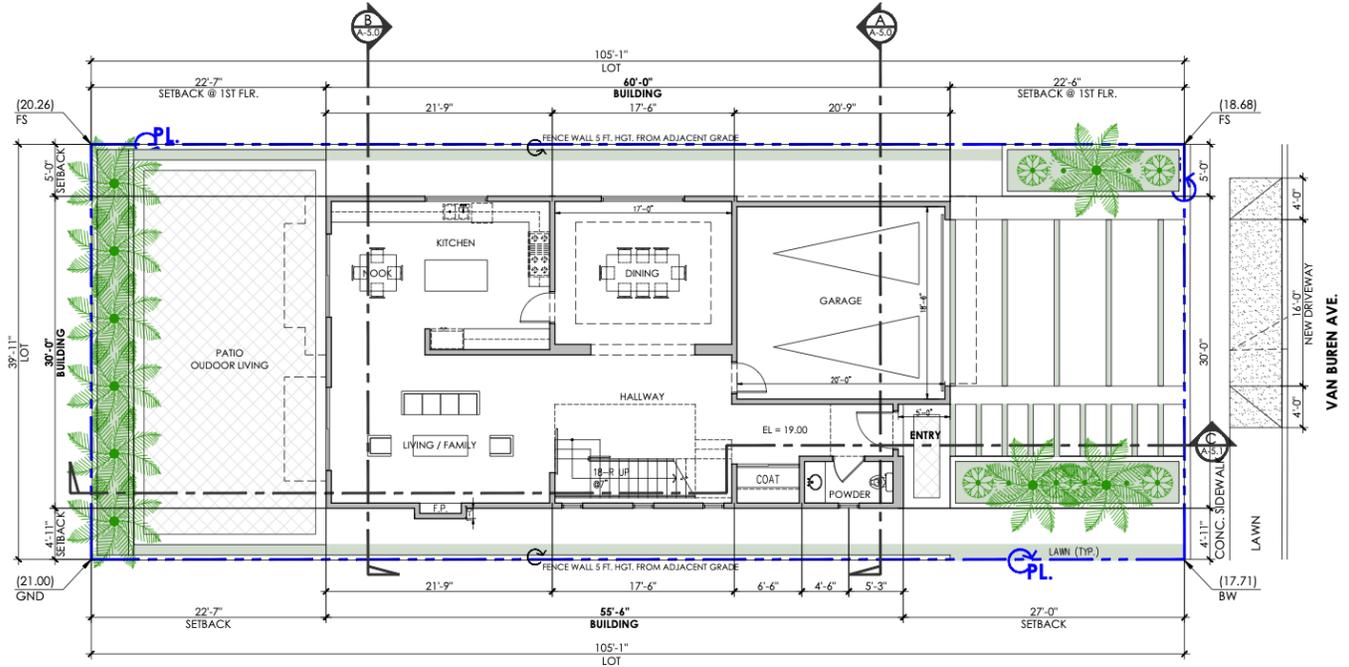
EAST ELEV. (VAN BUREN AVE.)
 SCALE: 1/4" = 1'-0"



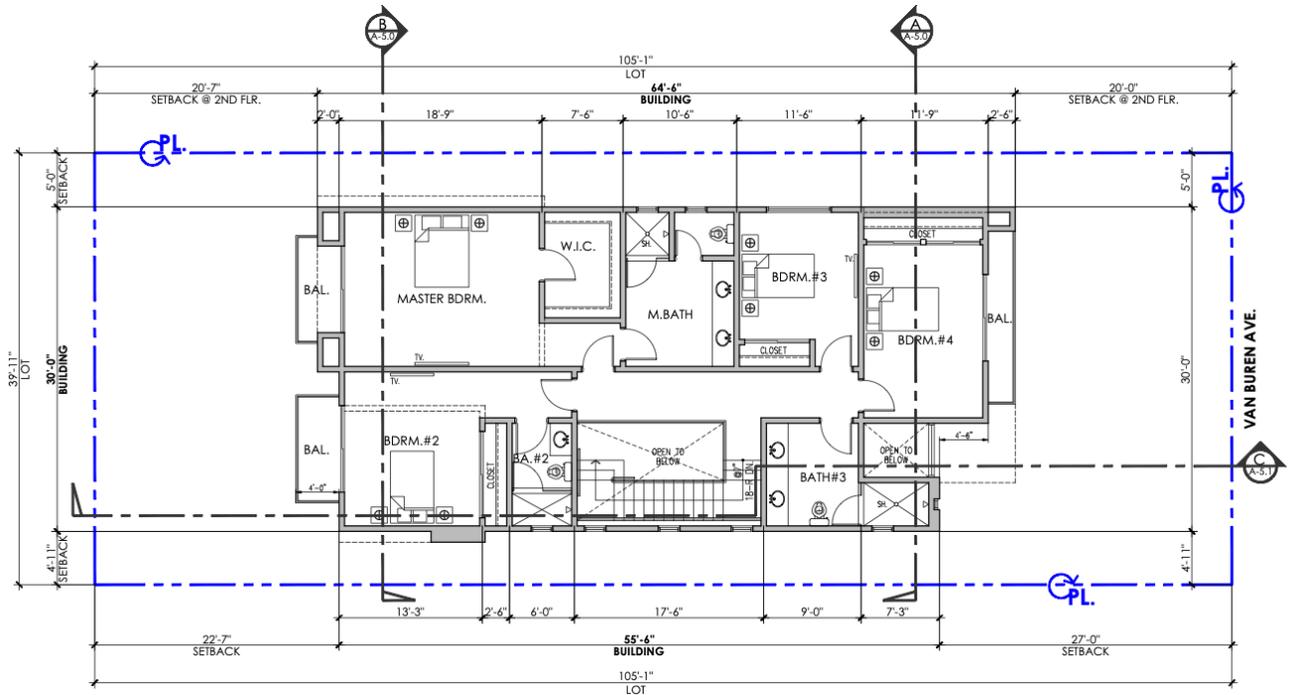
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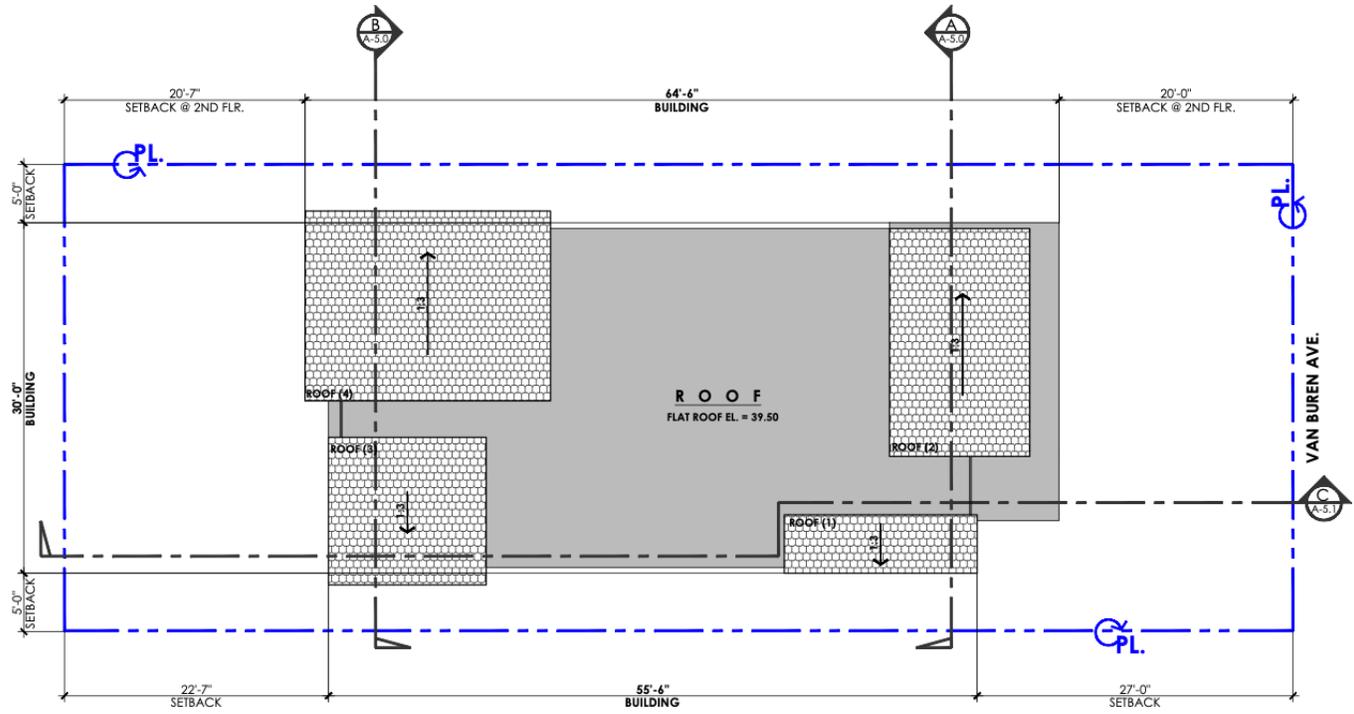
1161 Van Buren Floor Plans:



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



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

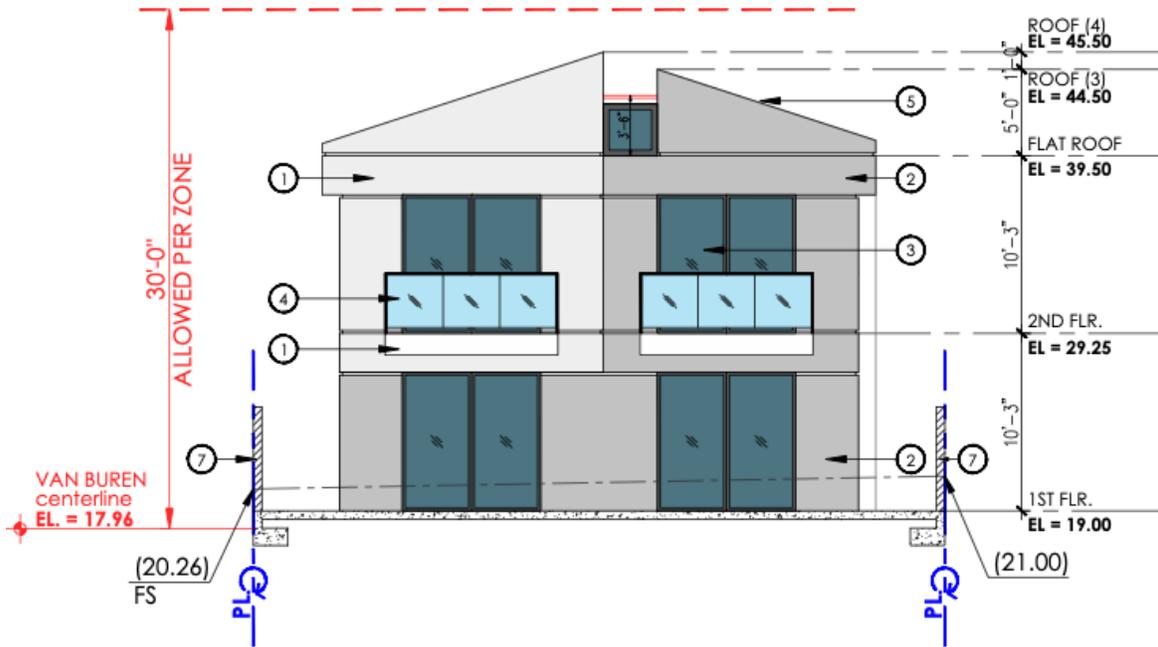


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