



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

March 5, 2026

City Case No: DIR-2025-6797-CDP-MEL-HCA

CEQA Case No: ENV-2025-6799-CE

Related City Case No(s): AA-2025-6796-PM-CC

Address of Project: 20 17th Ave

Applicant/Property Owner: Micro-Boutique Venice, LLC

Applicant's Representative: Kevin Scott, Brian Silveira & Associates

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: luis.c.lopez@lacity.org

LUPC Staff assigned: Robin Rudisill

I. Detailed Project Description:

The conversion of an existing 2,488 SF, 23'6" duplex that includes 2 guest rooms into 2 new condominium dwelling units – one condo with one unit and attached ADU, and the other condo with one unit and a guest room--with 3 parking spaces, in a multi-family residential zone.

II. Proposed Motion:

The Venice Neighbor Council recommends approval of the project at 20 17th Ave, as proposed.

Moved: Robin Rudisill Seconded: Mark Mack

Vote: 4-1-2 (1 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 as a “guest room” is being converted to an ADU living unit, the project does not change the scale of the building, and the project does not impact public access.

Negative aspects of project: **None noted**

IV. Neighborhood Outreach/Summary of Community Input:

The Notice of Intent for the CDP is posted at the site. A flyer with project information is being provided to the adjacent neighbors. A 300’ notice will be provided for the City CDP hearing. Project has no physical changes impacts on neighbors.

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 is covered by AB 2097 as the building is within ½ mile of qualifying public transit, and the project is maintaining the existing 3 spaces.

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 neither protects nor harms Scenic and Visual Qualities as there are no physical changes to the structure.

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.*

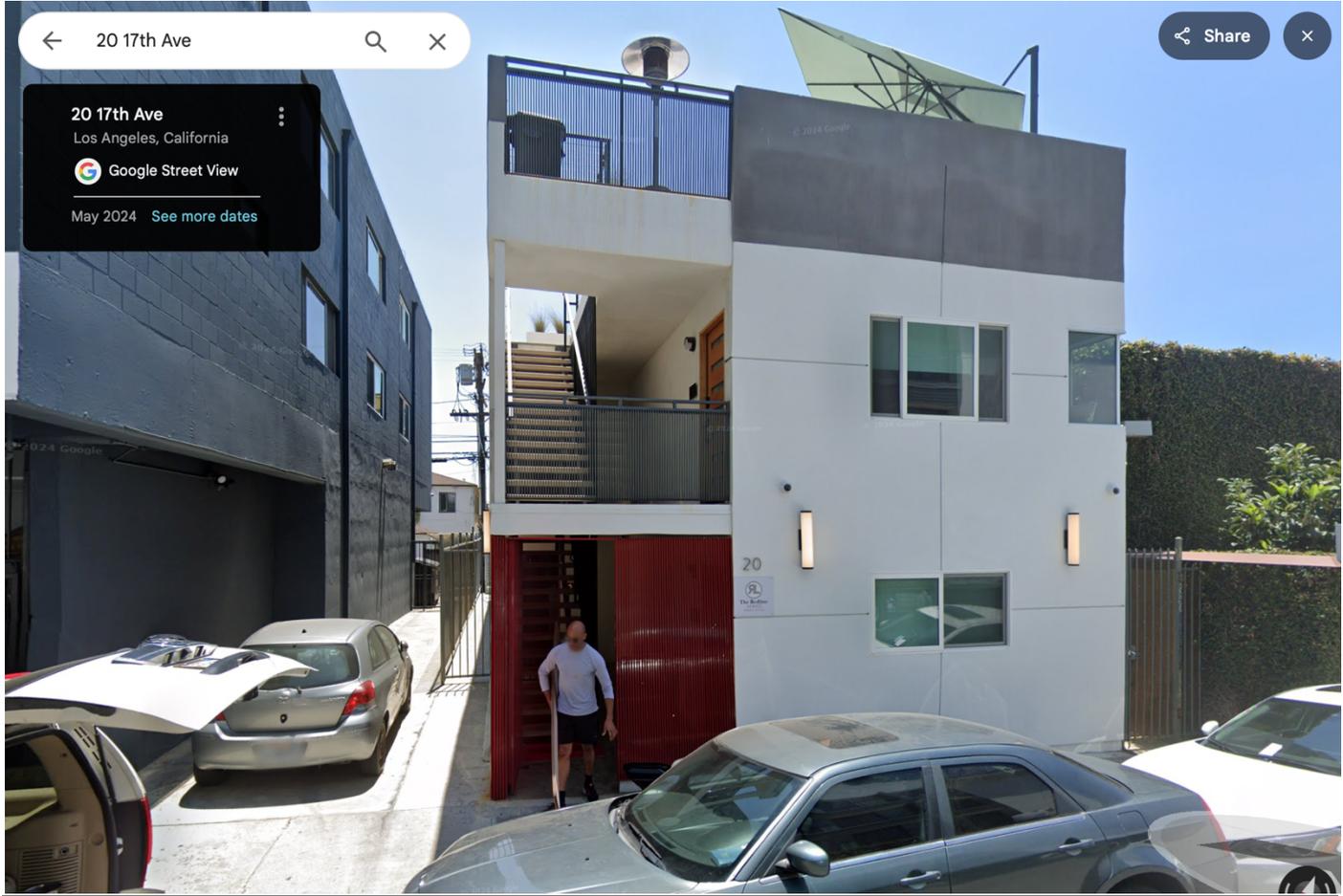
Policy I. E. 2. Scale. New development within the Venice Coastal Zone shall respect the scale and character of community development. Buildings which are of a scale compatible with the community (with respect to bulk, height, buffer and setback) shall be encouraged. All new development and renovations 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 project protects Venice's status as a Special Coastal Community as it does not entail any physical changes and adds a living unit (conversion of a "guest room" to an ADU) and so adds to the housing inventory and helps increase social diversity as ADUs are generally a more affordable dwelling option.

- 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:



Certificate of Occupancy:

Address of Building #20 - 17th Avenue (Venice)

**CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY**



Note: Any change of use or occupancy must be approved by the Department of Building and Safety.
This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of a building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.

Issued 7-14-65 Permit No. and Year WLA 53192/64
REISSUED 4-21-80

Two story, type V, 24 x70 Duplex with two guest rooms. R occupancy.

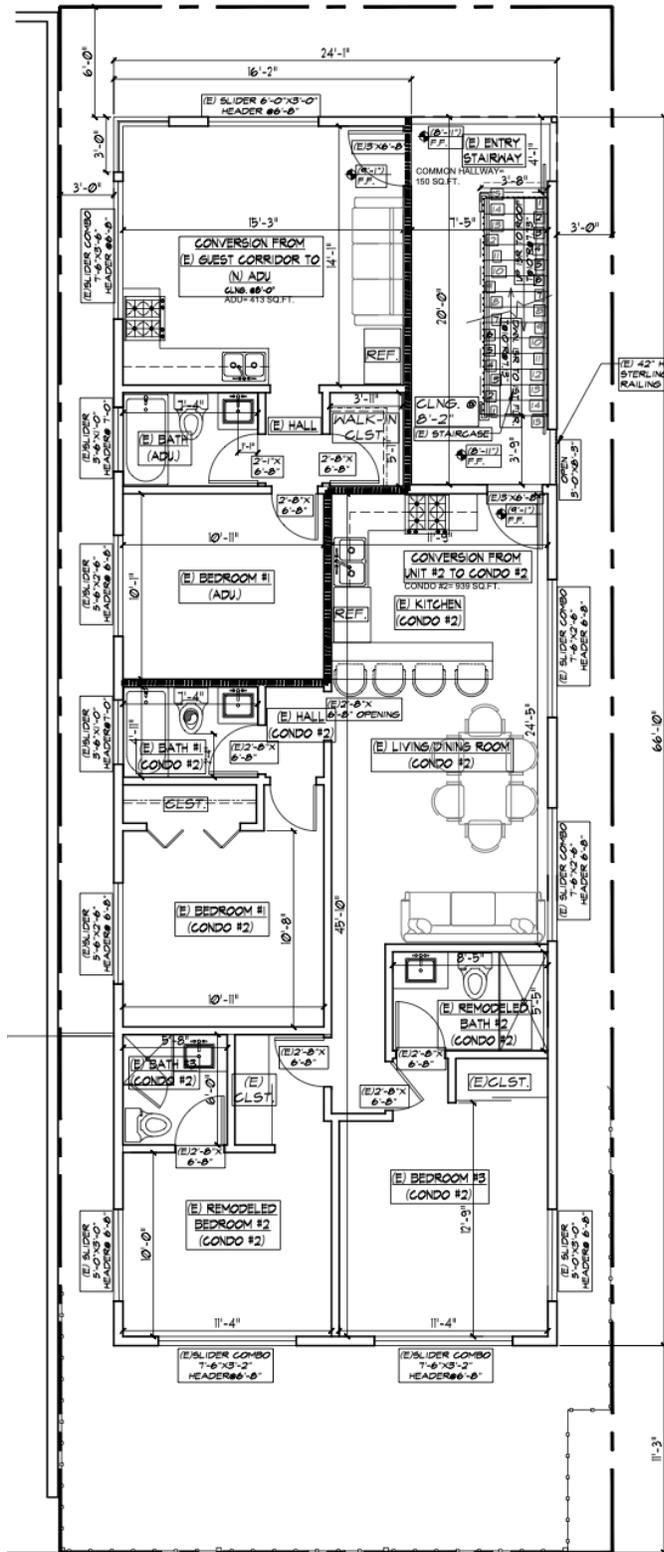
C OF O REISSUED TO CORRECT CERTIFICATE ISSUED 7-14-65 AND TO CORRECT OFFICE RECORDS.
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Owner Mark Scully
Owner's Address #20 - 17th Ave
Venice, CA

BY J. SHERICK fz

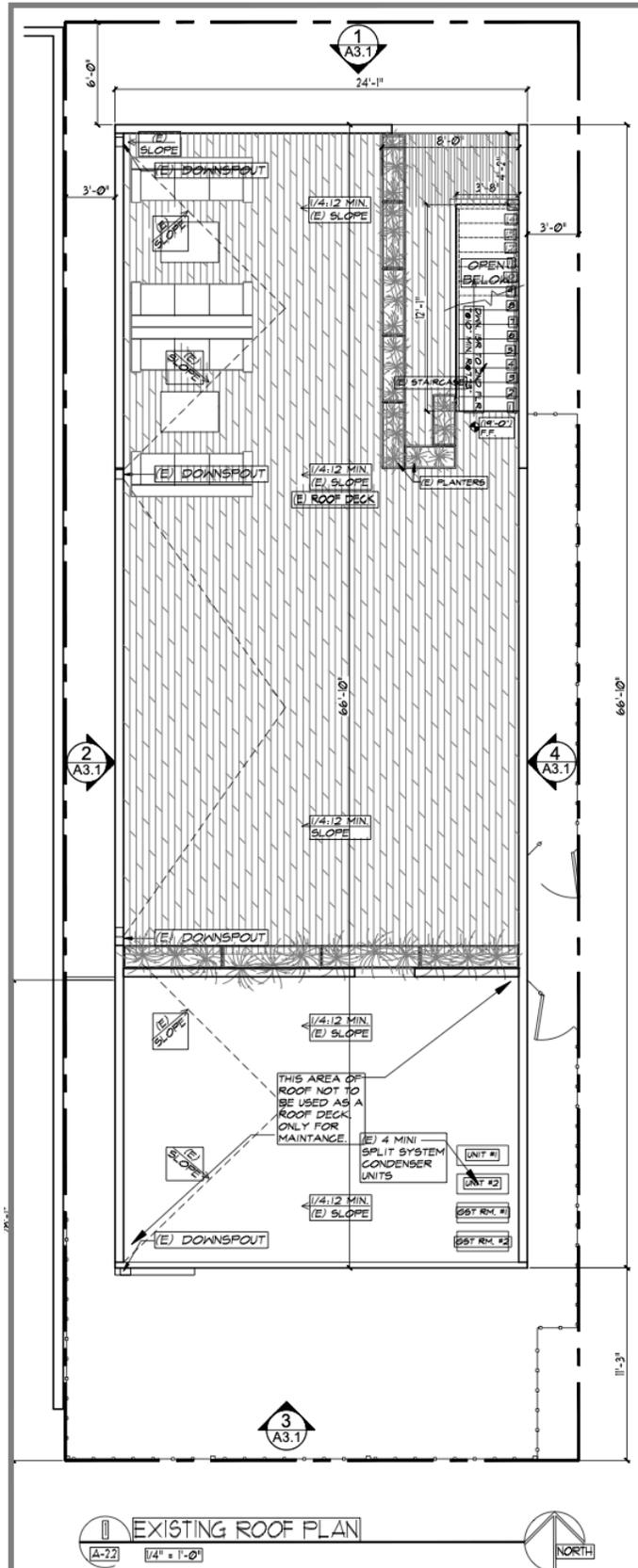
B&S 95a (R.1.77)

2nd Floor Proposed Plan:

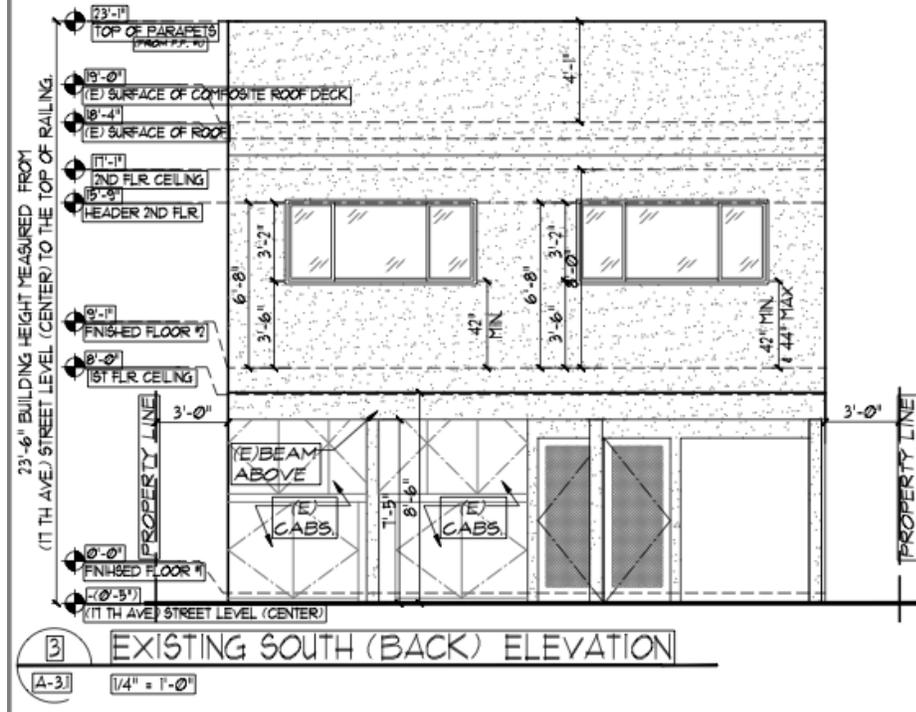
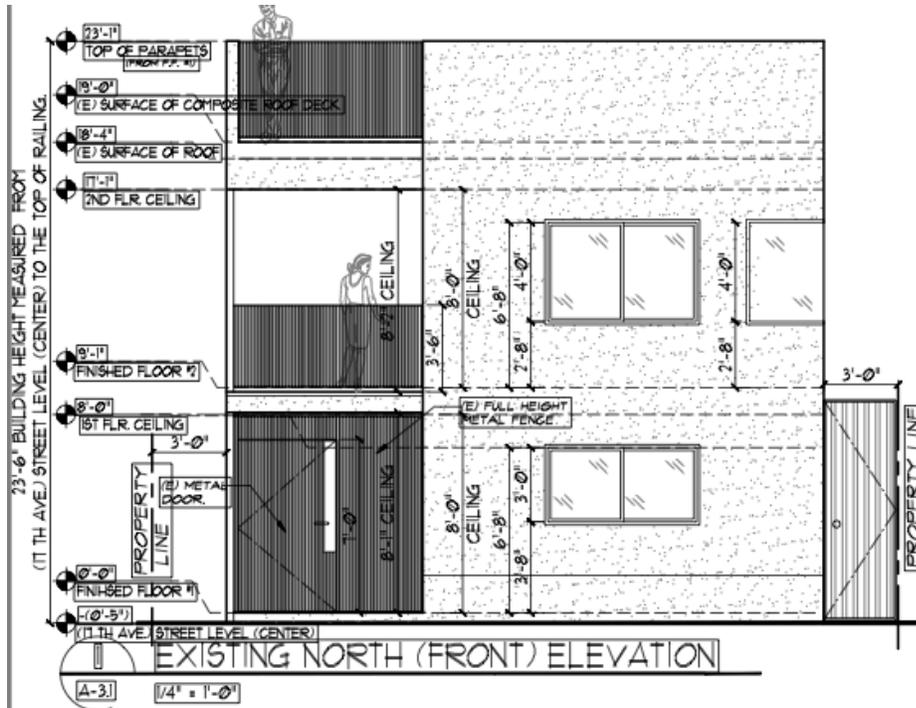


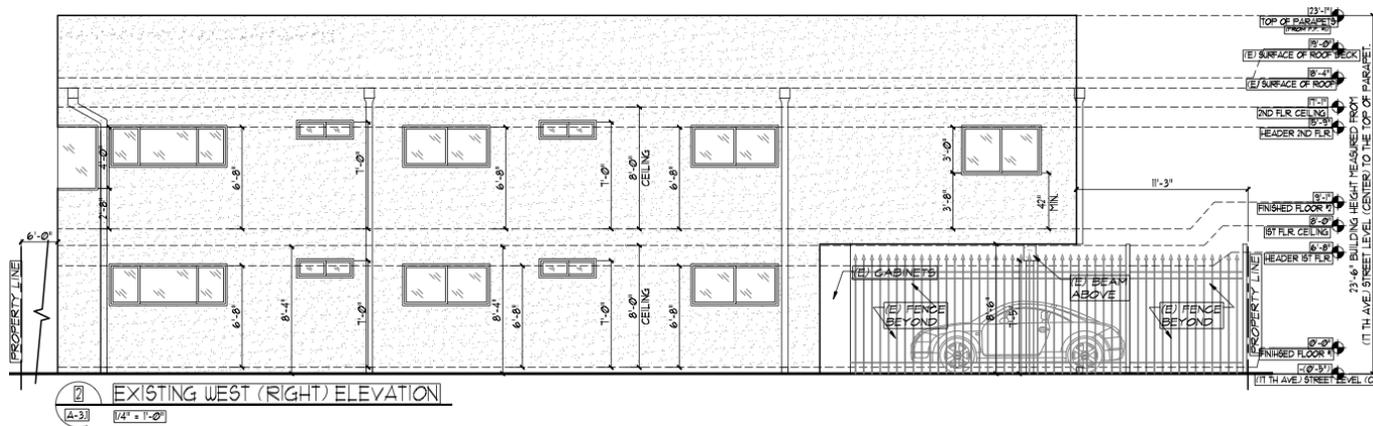
2 SECOND FLOOR PROPOSED PLAN
A-2 1/4" = 1'-0"

Existing Roof Plan:

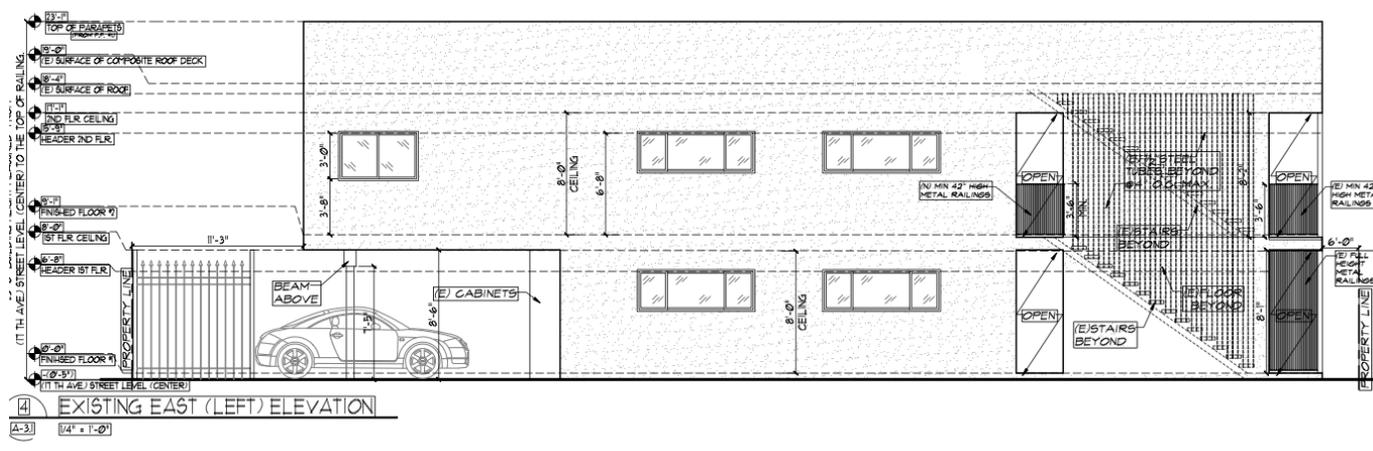


Elevations:





2 EXISTING WEST (RIGHT) ELEVATION
 (A-3) 1/4" = 1'-0"



4 EXISTING EAST (LEFT) ELEVATION
 (A-3) 1/4" = 1'-0"