



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:	APCW-2025-4650-CDP-SPPC-SPPE
CEQA Case No:	ENV-2025-4651-CE
Related City Case No(s):	(if applicable)
Address of Project:	27 E KETCH ST Marina Del Rey #4
Applicant/Property Owner:	Alex Stone and Marissa MacDaniel
Applicant's Representative:	Haya Nof DBA Haya Nof
Standard of Review:	Coastal Act, with certified Land Use Plan (LUP) as guidance (for CDPs) Venice Community Plan Other applicable State laws: Specific Plan Project Permit Compliance (SPPC), Specific Plan Exception (SPPE)
Coastal Zone:	Dual Permit Jurisdiction (Marina Peninsula Subarea, Calvo Exclusion Area)
City Hearing:	Not yet scheduled
Email for City Planner:	luis.c.lopez@lacity.org
LUPC Staff assigned:	Nicole Meyer & Gabriel Ruspini

I. Detailed Project Description:

The proposed project consists of the construction of a new upper-level roof deck on an existing four-unit residential building located at 27 E. Ketch Street, Unit #4, within the Marina Peninsula area of the Venice Coastal Zone. The project does not propose any increase in the number of dwelling units, any change in residential use, or any modification to the existing on-site parking supply.

The subject property is zoned R3-1 and features a multi-story residential building originally built in 1977. The proposed project includes the addition of a roof deck area accessed from within the existing building footprint. No demolition of existing dwelling units is proposed, and no new habitable floor area is added. The project maintains the existing parking of eight on-site parking spaces, which satisfies the parking requirement for the four existing units.



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The project requires approval of a Coastal Development Permit (CDP) due to its location within the Coastal Zone, as well as Specific Plan Project Permit Compliance (SPPC) and a Specific Plan Project Exception (SPPE) to allow the proposed roof deck configuration.

[*Important to note that from Google Street View, a roof deck already appears to be constructed]

II. Proposed Motion:

The Venice Neighborhood Council recommends *denial* of the project at 27 Ketch St #4, and requests code enforcement for the unpermitted portion of the roof structure.

**Moved by Nicole Meyer, Seconded by Gabriel Ruspini
Vote: 7-0-0 (1 absent, 1 position open)**

III. Pros & Cons of Project:

Positive aspects of project:

- The project does not increase residential density or intensity of use.
- The project does not reduce existing dwelling units.
- The project maintains the existing on-site parking.
- The scope of work is limited to a rooftop improvement within the existing building envelope.

Negative aspects of project:

- Project has already been built, without permitting, but this is not noted in application.
- Rooftop deck addition may incrementally increase perceived building mass or visibility from public vantage points.
- Roof deck use may raise potential privacy considerations for adjacent properties, depending on final screening and detailing.

IV. Neighborhood Outreach/Summary of Community Input:

None noted.

Summary of Community Input

Concerns expressed by Neighbors:

None noted.



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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 project **conforms** with the Coastal Act and LUP policies for parking and Coastal Access because **it maintains existing parking supply and does not affect public access to coastal resources.**

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 **conforms** **does not conform** with the Coastal Act and LUP policies for Scenic and Visual Qualities because it remains subordinate to the existing building form and does not substantially alter the visual character of the surrounding area.



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Coastal Act Section 30251 requires that development be visually compatible with the surrounding area and protect scenic and visual resources. The proposed roof deck is located atop an existing residential structure in a neighborhood characterized by multi-story residential buildings. The project does not introduce new habitable mass and is consistent with rooftop amenities commonly found in the Marina Peninsula subarea.

3. Environmental Justice Policy (if applicable: **yes** /no) **Applicable?**

The Coastal Commission's Environmental Justice Policy states: *The Commission recognizes that the elimination of affordable residential neighborhoods has pushed low-income Californians and communities of color further from the coast, limiting access for communities already facing disparities with respect to coastal access and may contribute to an increase in individuals experiencing homelessness.*

Coastal Act Section 30604(f) states: *The Commission shall encourage housing opportunities for persons of low and moderate income,*

Coastal Act Section 30604(g) states: *The legislature finds and declares that it is important for the Commission to encourage the protection of existing and the provision of new affordable housing opportunities for persons of low and moderate income in the coastal zone.*

Coastal Act Section 30116 states: *"Sensitive coastal resource areas" means those identifiable and geographically bounded land and water areas within the coastal zone of vital interest and sensitivity. "Sensitive coastal resource areas" include... areas that provide existing coastal housing or recreational opportunities for low- and moderate-income persons.* (Emphasis added)

The project **conforms** with the Coastal Act's Environmental Justice Policies because it does not adversely affect the provision of coastal housing or recreational opportunities for low- and moderate-income persons.

4. 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 project is **not very likely** to create an adverse cumulative effect or an adverse precedent for other similar projects because the limited scope of the project, the absence of increased density, and the lack of additional floor area or parking reductions.

5. 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.*



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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 **would** protect the Special Coastal Community status of Venice because it is a modest, site-specific improvement that does not contribute to overdevelopment or neighborhood-scale impacts. The proposed project does not increase unit count or building bulk and is limited to a rooftop improvement that does not fundamentally alter the scale of the existing structure.

[*Important to note that from Google Street View, a roof deck already appears to be constructed]

B. Density Bonus Act (DB)(if applicable: **yes /no) **Not applicable****

1. The "Major Transit Stop" qualifying the project is at XXX
2. With X Very Low Income (VLI) units, the project qualifies for X incentives (unlimited waivers of development standards is allowed).
3. The following Density Bonus incentives are requested:
XXX
XXX
XXX
4. The following Waivers of Development Standards are requested:
XXX
XXX

The project **does** **does not** comply with the Density Bonus Act because **XXX**



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5. Harmonizing of State Density Bonus Act and State Coastal Act
(if applicable: **yes** /no) **Not applicable**

State law – Government Code Section 65915(m) – states that all density bonus incentives, waivers, etc. to which the applicant is entitled under Government Code Section 65915 (the Density Bonus law) shall be permitted in a manner that is consistent with both the Density Bonus law and the Coastal Act. The State Legislature’s intent is that the two statutes be “harmonized” so as to achieve the goal of increasing the supply of affordable housing in the Coastal Zone while also protecting Coastal Resources and Coastal Access.

According to the Coastal Commission’s February 6, 2019 Report (W7f), the two state laws are to “be harmonized to provide for affordable housing in the Coastal Zone in a manner that is consistent with Coastal Act resource protection policies and ensures that the Act’s scenic and visual resources policy is not used erroneously as a basis for blocking density bonus projects in the Coastal Zone.” This means that the question is whether a project is seeking the minimum incentives and waivers necessary to provide for the affordable units. The problem in determining the answer is that State Density Bonus law mandates that evidence of the need is not required. Therefore, applicants can ask for more incentives and waivers than they need to cover the cost of providing the affordable housing but there is no way to prove this.

The project **does** / **does not** harmonize the State Density Bonus Act and State Coastal Act because **XXX**

6. LUP Policy I.A.13. Density Bonus Applications (if applicable: **yes** /no) **Not applicable**

Policy I. A. 13. Density Bonus Applications: *Required replacement dwelling units shall be counted as reserved units in any related State-mandated density bonus application for the same project. In order to encourage the provision of affordable housing units in the areas designated as “Multiple Family Residential” and in mixed-use developments, the City may grant incentives such as reduced parking, additional height or increased density consistent with Government Code Section 65915 provided that the affordable housing complies with sections a – f of Policy I.A.13.*

The project **conforms** / **does not conform** with LUP policy I.A.13. because **XXX**

C. Conditional Use (CU) cite LAMC CU Section _____
(if applicable: **yes** /no) **Not applicable**

D. Mello Act (MEL)(if applicable: **yes** /no) **Not applicable**

E. Housing Crisis Act (HCA)(if applicable: **yes** /no) **Not applicable**

F. Priority Housing Program (PHP)(if applicable: **yes** /no) **Not applicable**

G. Add any other applicable entitlements here, such as SPPE (Specific Plan Project Exception), ZAA (Zoning Administrator Adjustment), etc.

Specific Plan Project Permit Compliance (SPPC)



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Specific Plan Project Permit Compliance is required to confirm that the proposed project is consistent with the development standards and policy intent of the Venice Coastal Zone Specific Plan. Because the project is located within the Coastal Zone and involves a discretionary rooftop improvement, the City must make an affirmative finding of consistency with the Specific Plan.

Specific Plan Project Exception (SPPE)

A Specific Plan Project Exception is requested to allow the proposed roof deck configuration, which would otherwise be constrained by specific technical provisions of the Venice Coastal Zone Specific Plan. The requested exception is limited, site-specific, and does not increase density, floor area, or permitted uses. **This SPPE was rejected by the city in May 2025.**



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VI. Existing structure:





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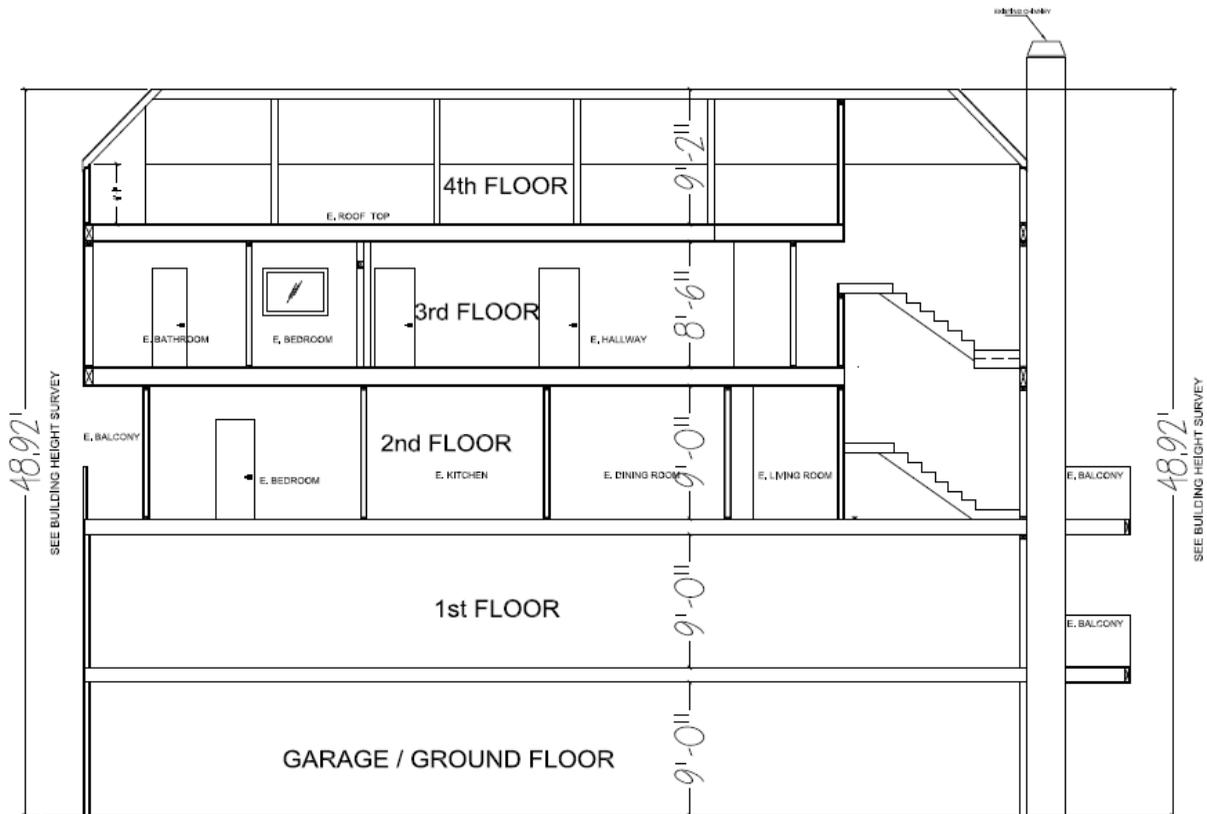
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VII. Existing Site Plan:

Insert screen shot enlargement from Plans



EXISTING SECTION - B

BUILDING HEIGHT MEASURED BY LICENSED SURVEYOR FROM CENTER OF KETCH ST IS 49.02' (see survey map on page #5)



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VIII. Rendering of proposed project:

None provided



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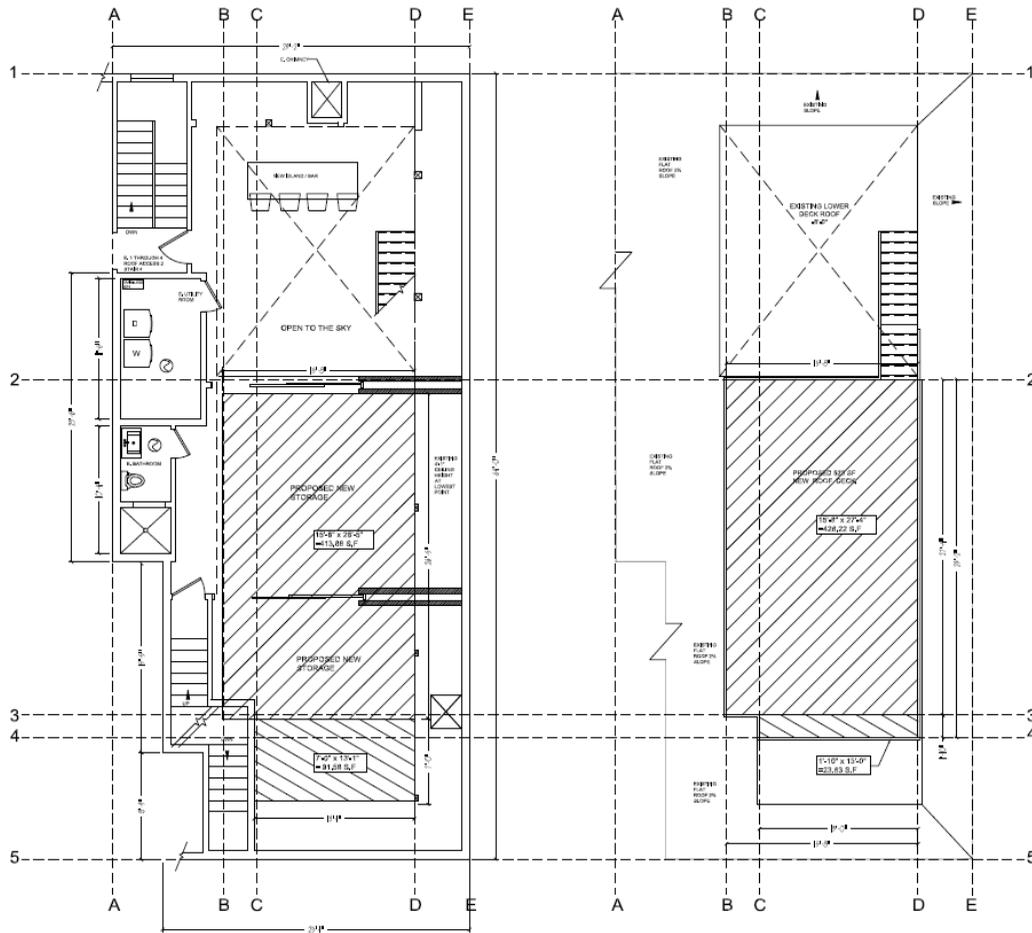
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Non IX. Site Plans:

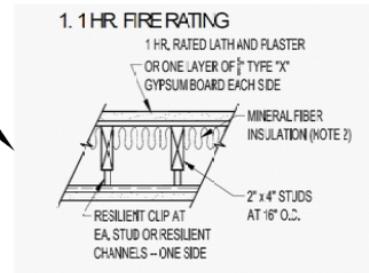
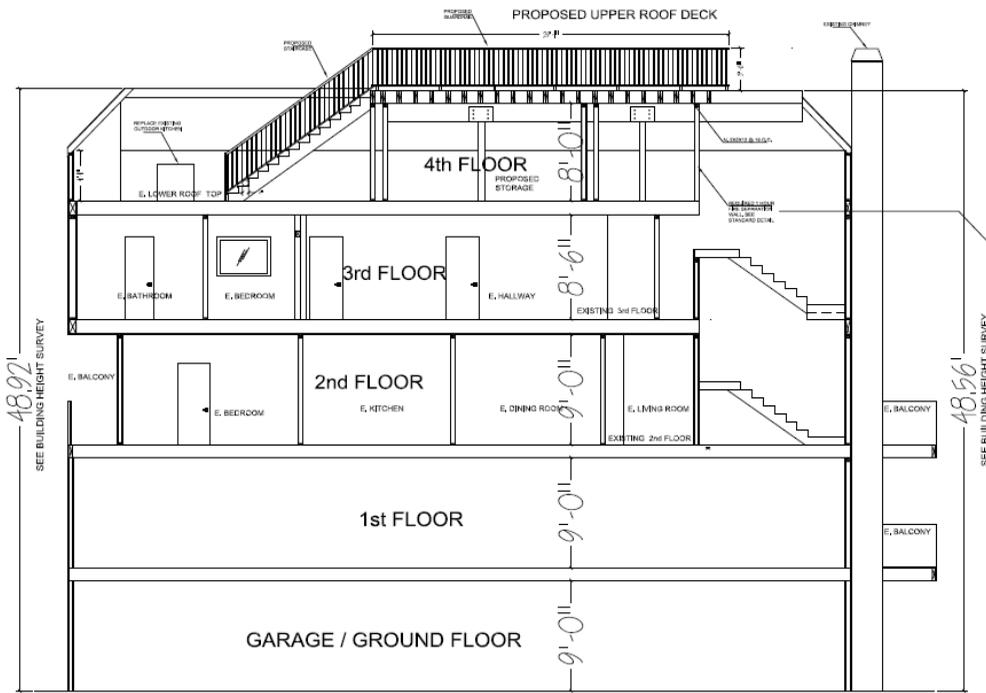


EXISTING LOWER ROOF DECK
AND PROPOSED STORAGE SPACE
413.86 + 91.58 = 505.44 S.F

PROPOSED UPPER ROOF DECK
428.22 + 23.83 = 452 S.F



X. Section



- GENERAL NOTES:
1. The type and spacing of resilient channels and clips and the attachment of gypsum board or lath shall be as required for fire ratings.
 2. The mineral fiber insulation shall have a thermal resistance R value of 11 or greater as determined by Federal Specification RR-1-521B.
 3. No test is on file to justify an STC 50 with one 5/8" type "X" gypsum board each side.

PROPOSED SECTION - B BUILDING HEIGHT MEASURED BY LICENSED SURVEYOR FROM CENTER OF KETCH ST IS 49.02' (see survey map on page #5)



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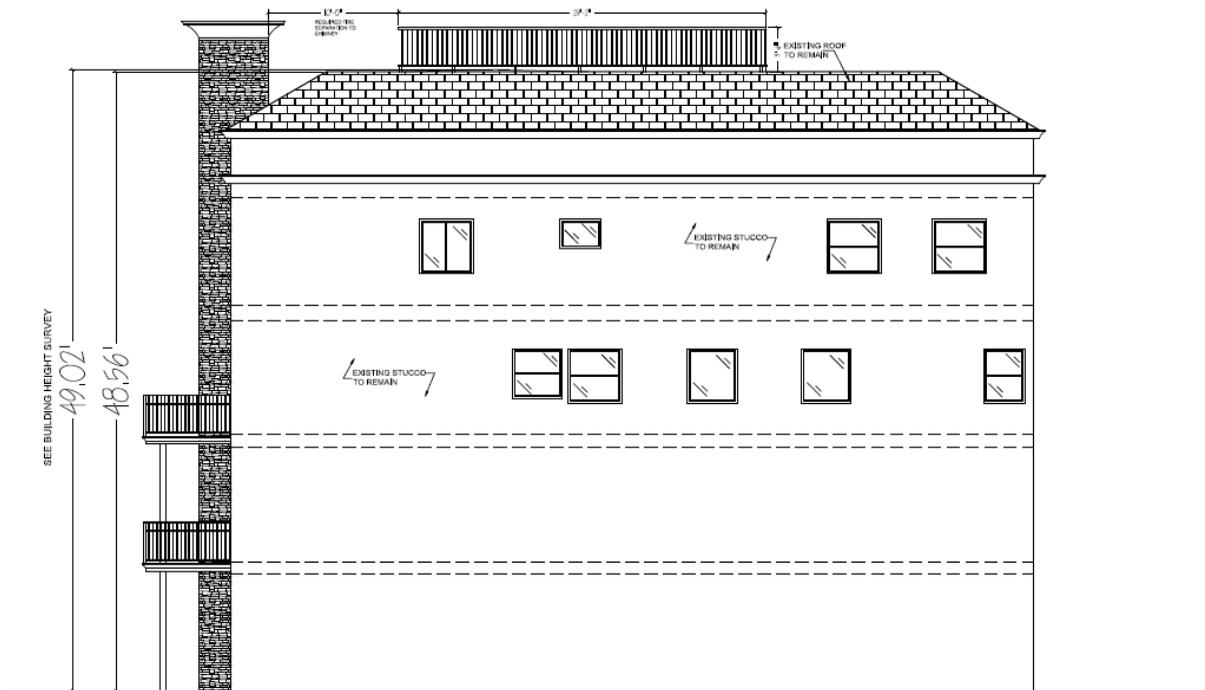


XI. Floor Plans:

Insert screen shot enlargements from Plans

XII. Elevations:

A. East elevation:



EAST - SIDE ELEVATION

BUILDING HEIGHT MEASURED BY LICENSED SURVEYOR FROM CENTER OF KETCH ST IS 49.02' (see survey map on page #5)

B. South elevation:

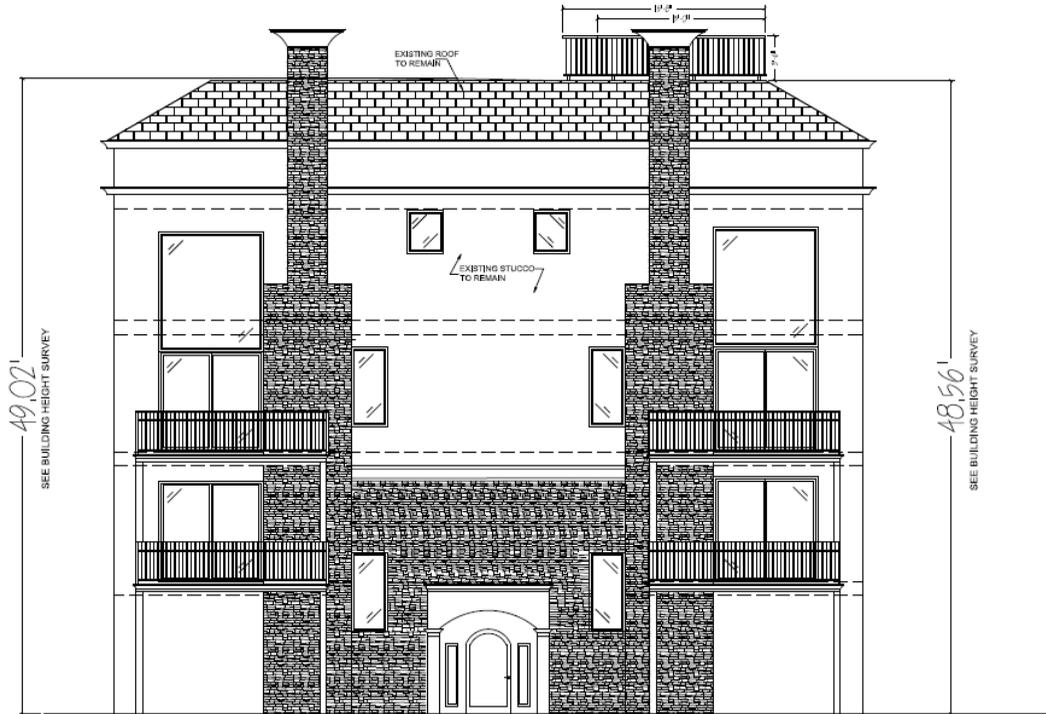


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FRONT ELEVATION

BUILDING HEIGHT MEASURED BY LICENSED SURVEYOR FROM CENTER OF KETCH ST IS 49.02' (see survey map on page #5)