



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

May 19, 2026

City Case No: DIR-2025-5824-CDP-MEL-HCA

CEQA Case No: ENV-2025-5825-CE

Related City Case No(s): (not applicable)

Address of Project: 1139-1141 Harrison Ave
(between Van Buren Ave & Lincoln Blvd)

Applicant/Property Owner: Natalie Zimmerman

Applicant's Representative: Benjamin (Crest Real Estate)
Nicole Cannon (NCA Studio Inc) - Advisor to owner
(not designer)

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

Coastal Zone: Single Permit Jurisdiction

City Hearing (virtual): May 15, 2026

Email for City Planner: luis.c.lopez@lacity.org

LUPC Staff assigned: David Turnbull

I. Detailed Project Description:

As claimed:

Remodel and addition to existing duplex as well as garage conversion for ADU.

As drawn:

A significant +/- 800 sq.ft addition to, and extensive remodeling of, an existing two story building to transform the existing duplex into a single family home, with **one** bedroom (for the owner's son) having an independent external door, plus a two story replacement for an existing two car garage, for use as an ADU.

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II. Motion:

The Venice Neighborhood Council recommends denial of the project at 1139-1141 Harrison Ave.

Moved by David Turnbull, Seconded by Mark Mack
Vote: 4-2-2 (1 absent)

LUPC suggestions for follow up: Project should be resubmitted after it has been substantially redesigned with two units in the 'Main House' of similar floor area, retaining the use of that building as a 'Duplex' apartment building. Also, any and all overlooking concerns from perimeter windows in the 'Main House' and ADU should be addressed.

III. Pros & Cons of Project:

Positive aspects of project:

Minimal apparent change to the appearance of the building from E Harrison Avenue.

Negative aspects of project:

The significant increase in the volume of the existing building and additional two story ADU, produce a very condensed residential setting, with only two parking spaces in the driveway, which when used block access to the rear unit. The proposed fenestration shows windows looking into the adjacent sites, some only a few feet away from adjacent buildings. This is especially true for the ADU, as there is no alley. Moving the new perimeter wall one foot away from the property line to conform to a 4' setback requirement does not address this issue.

The single, nominally rentable, room, for the owner's son, with ensuite bathroom in the enlarged house is less than 250 sq.ft in area. This is shown with a 'kitchen' countertop, but as a rental unit is too small to be viable. It is, nevertheless, declared one part of a 'duplex'. Considering it as such seems unreasonable and appears to be a semantic 'sleight of hand', covering up the reality that this application is really a request for re-zoning from 'duplex' with a garage as described on ZIMAS to a single family home, with a detached ADU.

IV. Neighborhood Outreach/Summary of Community Input:

Describe neighborhood outreach by Applicant's Representative and by LUPC Staff Member, in detail.

LUPC Staff Member has been in communication with the owner, their architect / advisor, and their agents, and has the following remarks:

Summary of Community Input

No real effort has been made to notify the neighbors, or community.

Indeed, it is clear from telephone conversations and email correspondence between LUPC Staff, Tony Russo from Crest Real Estate, and the owner, that they believed notification was unnecessary. Neither was it necessary for the project to be reviewed by VNC LUPC. As this is self-evidently, and as described in the 'Findings' drafted by Crest not simply an ADU project. It is a significant construction project with serious implications for the residential character of the neighborhood. It is also apparent that the owner was not advised by their agents that there is a period of

consultation and review by LUPC that is mandatory, that notices should be prominently displayed, and the LUPC and Venice community input cannot be ignored.

Favorable comments from Neighbors:

None

Concerns expressed by Neighbors:

None

Suggestions from Neighbors:

None

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 the 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 – not applicable.

The project conforms with the Coastal Act and LUP policies for parking and Coastal Access because it maintains existing parking on site and is sufficiently close to public transportation on Lincoln Avenue, however, it represents a fundamental, irreversible change in building use and density.

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 landforms, 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 with the Coastal Act and LUP policies for Scenic and Visual Qualities because it is visually compatible with the character of the surrounding area, maintains the existing roof profiles and massing, and promises to enhance its visual quality through thoughtful design and attention to detail. However, this covers up the reality that the project radically transforms the use of the site.

3. Environmental Justice Policy

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)

Project adds one short term rental unit (ADU), possibly two if the small single room apartment is considered viable. As stated in the Coastal Act section 30604(g): 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. LUPC Staff consider the reality of the project to be the transformation of a reasonable, affordable duplex apartment building into a large single family home, that makes no contribution to the availability of affordable housing.

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 could create an adverse cumulative effect or an adverse precedent for other similar projects, contributing to the further transformation of the neighborhood, from a variegated multi family, polymorphous character, to the accumulation of single family compounds, and larger single family homes. It represents a troubling change in the distribution of housing types, and availability.

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 proposed project could have a negative impact on the Special Coastal Community status of Venice because it manipulates the definition of 'duplex', creating a large single family house with a minimal one room 'apartment' included, where previously there were TWO reasonably scaled apartments arranged on two floors as is typical.

Density Bonus Act (DB) - not applicable

B. Mello Act (MEL)(if applicable)

See overarching concerns expressed above concerning property use, allocation of habitable area and distribution of mass on site. Second unit of main dwelling should be habitable by a family or a couple and not dramatically smaller than the original unit.

C. Housing Crisis Act (HCA) - see above.

D. Priority Housing Program (PHP) - not applicable

VI. Existing structure:

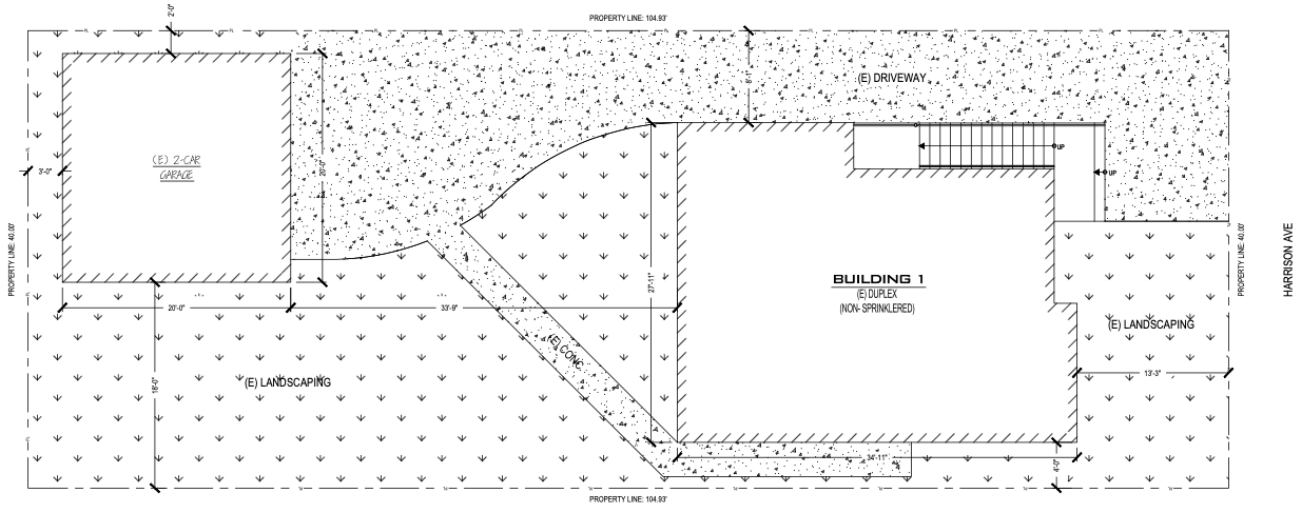
Note: **NO** photographs were included in the application documents — this image from Google Earth shows the existing view from E Harrison Avenue.

Also, **NO** existing elevations were included in the drawing set to facilitate comparison between the existing and the proposed.

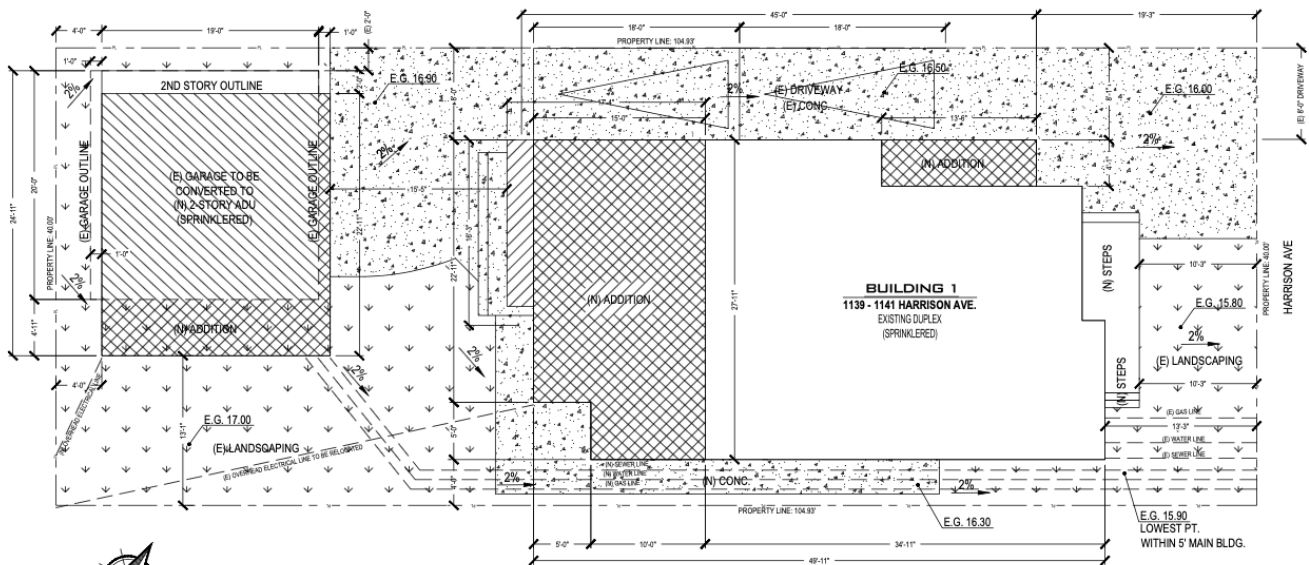


VII. Existing and Proposed Site Plan:

Note: the architect – Nicole Cannon, referenced in the application documents did not make the drawings, is a friend of the owner, but was not engaged to design the project (confirmed by DT / LUPC telecom with Nicole Cannon)



SITE PLAN (EXISTING)
SHOWING AREA OF WORK SCALE: 3/16"=1'-0"



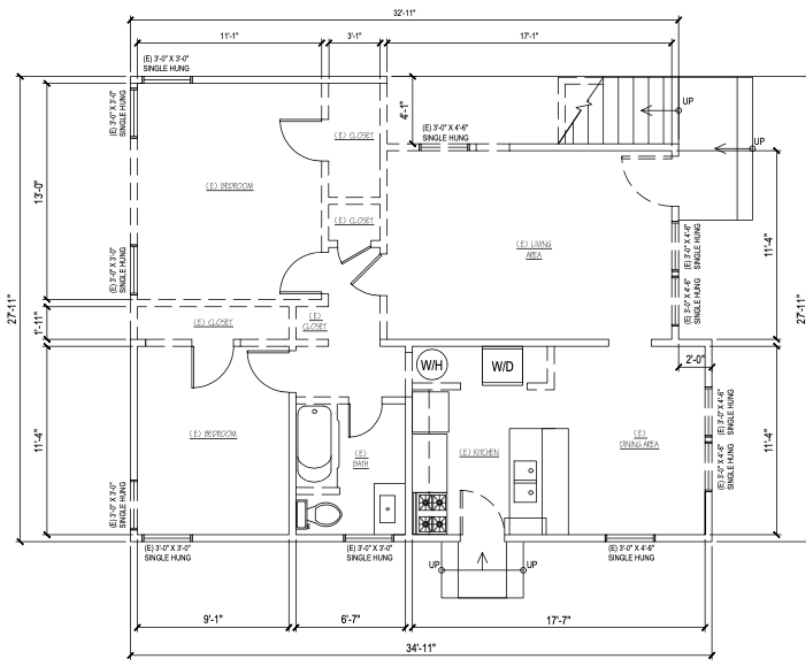
SITE PLAN (PROPOSED)
SHOWING AREA OF WORK SCALE: 3/16"=1'-0"

VIII. Rendering of proposed project:

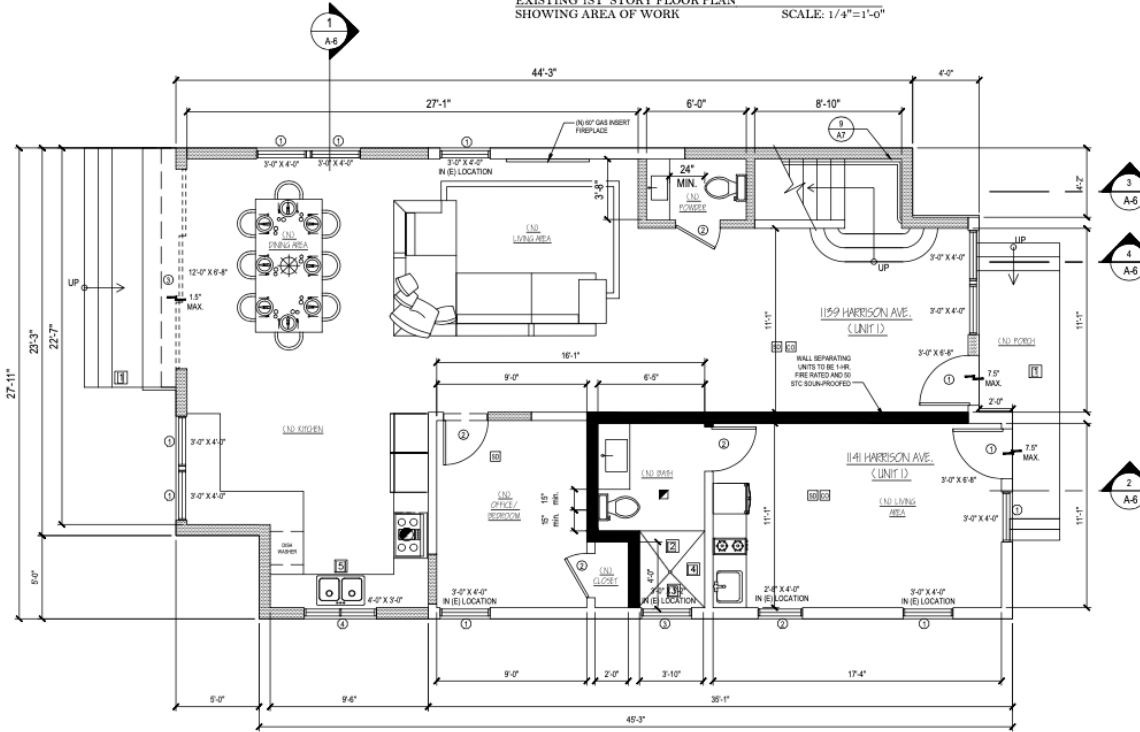
Note: NO renderings or 3-D views of the project were included in the application, obscuring the impact of the new buildings on the site as a whole and the precedent set for the neighborhood.

IX. Floor Plans / Main House – existing & proposed

DEMOLITION MATRIX			
LOCATION	TOTAL LINEAR FT.	LINEAR FT. TO BE DEMOLISHED	% DEMOLISHED
1ST FLOOR	129'-9"	15'-0"	11.6%
2ND FLOOR	129'-9"	16'-6"	12.7%
BUILDING TOTAL	258'-6"	31'-6"	12.2%

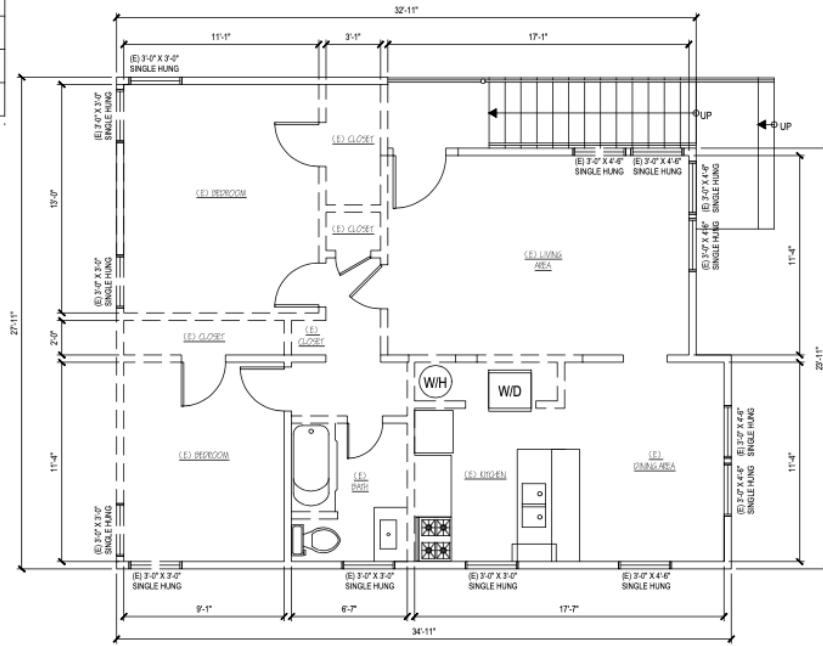


EXISTING 1ST STORY FLOOR PLAN
SHOWING AREA OF WORK SCALE: 1/4"=1'-0"

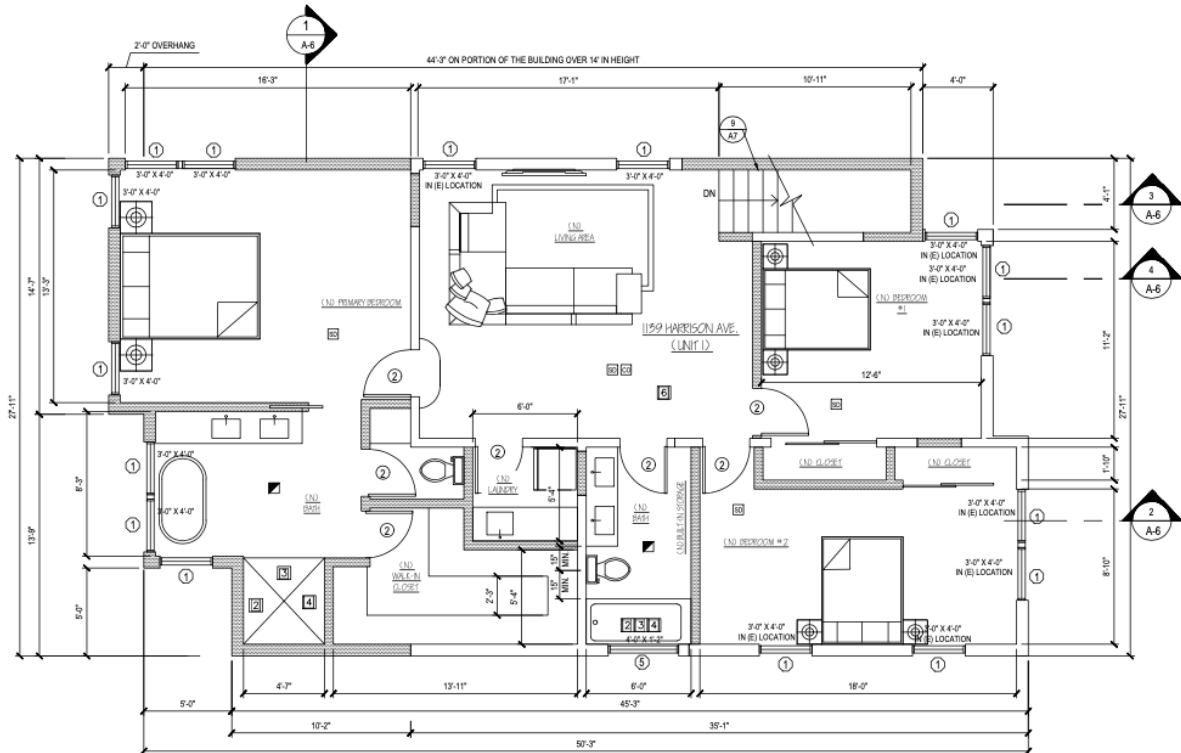


First Floor (Main House)

DEMOLITION MATRIX			
LOCATION	TOTAL LINEAR FT.	LINEAR FT. TO BE DEMOLISHED	% DEMOLISHED
1ST FLOOR	129'-9"	15'-0"	11.6%
2ND FLOOR	129'-9"	16'-6"	12.7%
BUILDING TOTAL	258'-6"	31'-6"	12.2%



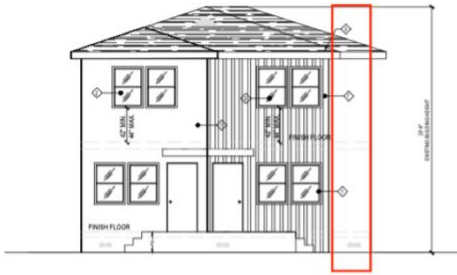
EXISTING 2ND STORY FLOOR PLAN
SHOWING AREA OF WORK SCALE: 1/4"=1'-0"



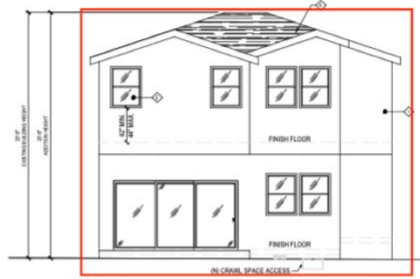
PROPOSED 2ND STORY FLOOR PLAN
SHOWING AREA OF WORK SCALE: 1/4"=1'-0"

Second Floor (Main House)

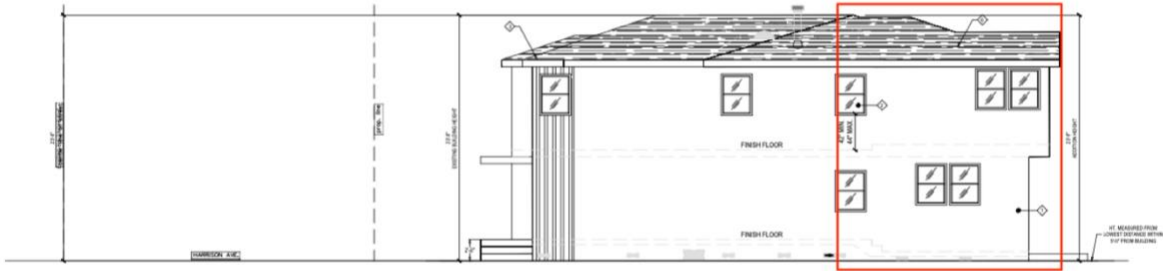
X. Elevations (Main House):



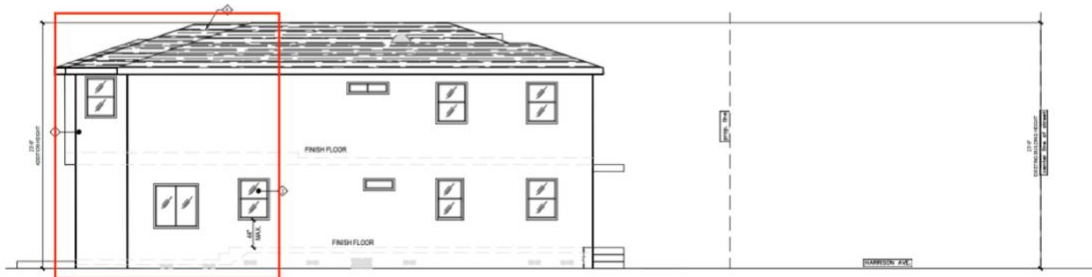
EAST ELEVATION VIEW (MAIN HOUSE)
SHOWING AREA OF WORK SCALE: 1/16"=1'-0"



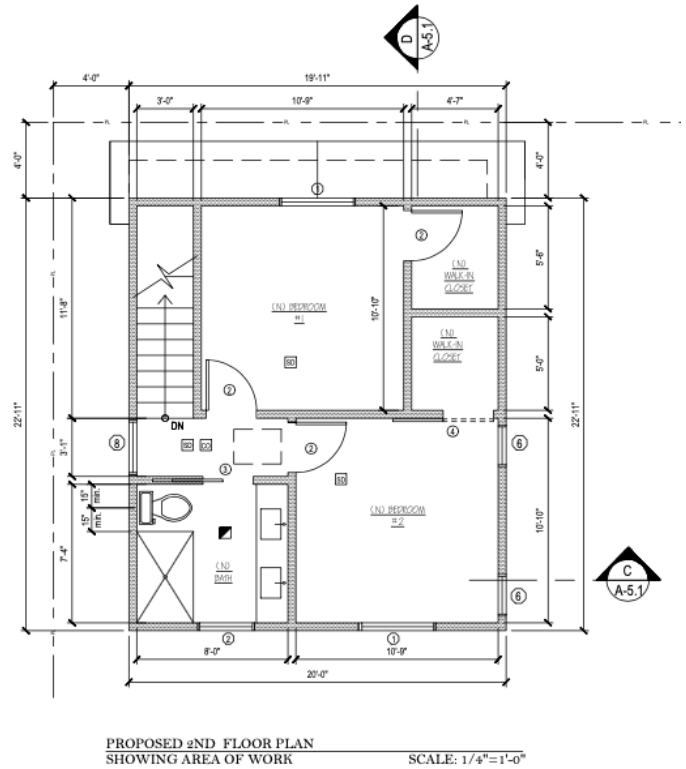
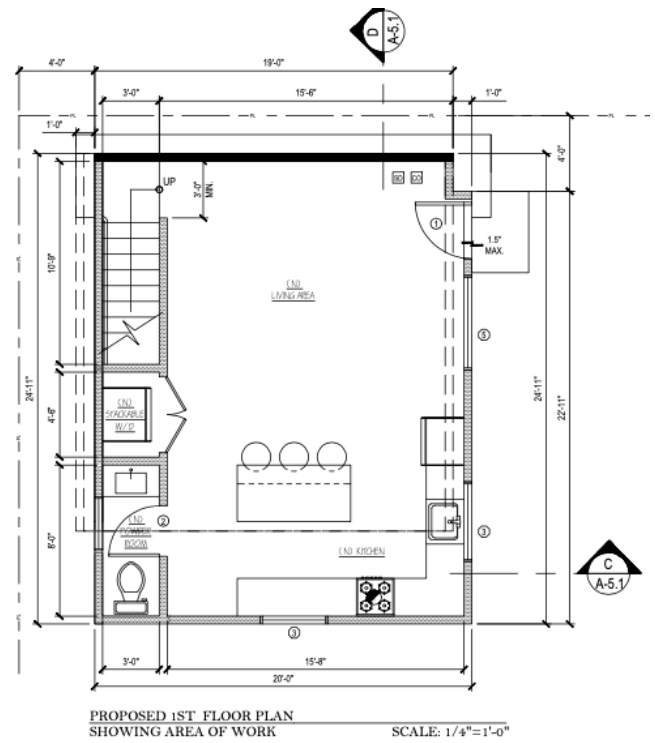
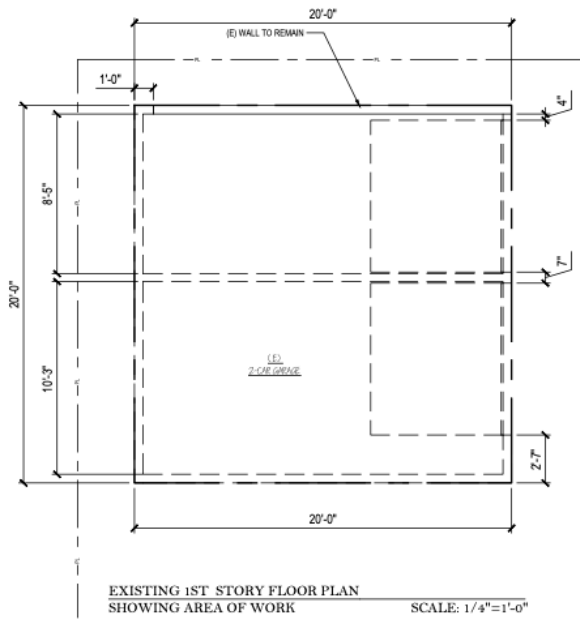
WEST ELEVATION VIEW (MAIN HOUSE)
SHOWING AREA OF WORK SCALE: 1/16"=1'-0"



NORTH ELEVATION VIEW (MAIN HOUSE)
SHOWING AREA OF WORK SCALE: 1/16"=1'-0"

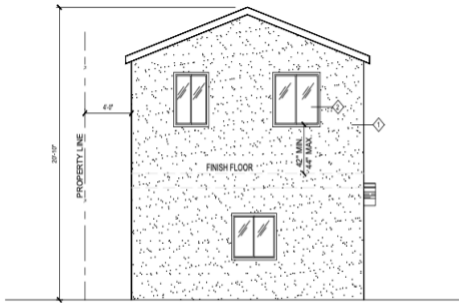


SOUTH ELEVATION VIEW (MAIN HOUSE)
SHOWING AREA OF WORK SCALE: 1/16"=1'-0"

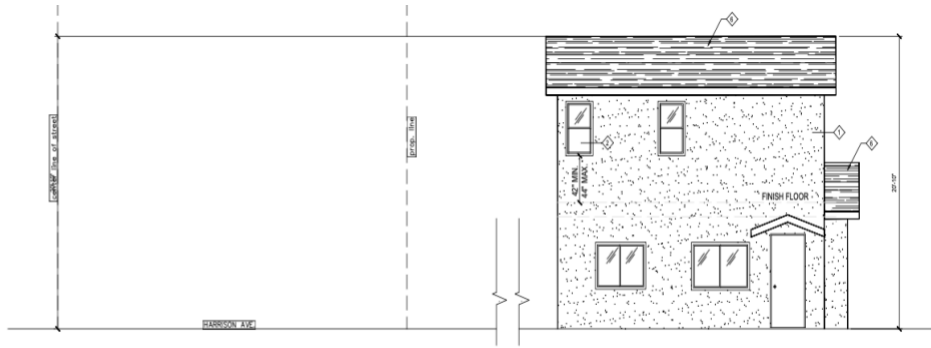


ADU: (First & Second Floor plans)

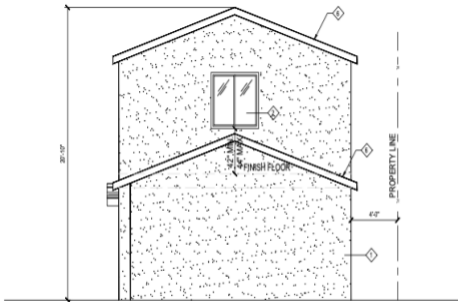
Elevations ADU



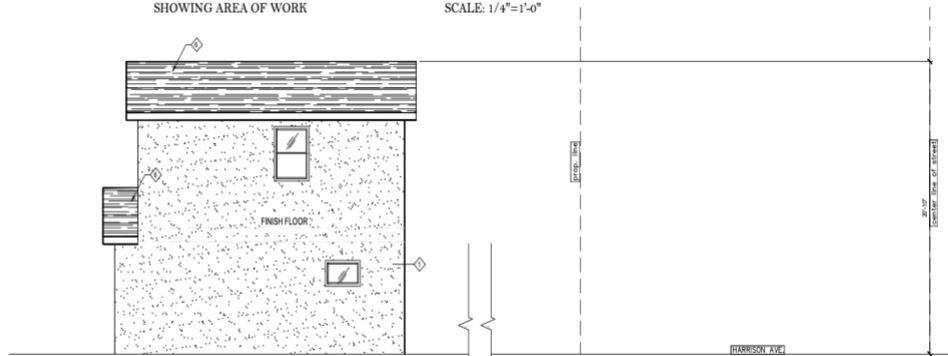
SOUTH ELEVATION VIEW - (ADU)
SHOWING AREA OF WORK SCALE: 1/4"=1'-0"



EAST ELEVATION VIEW (ADU)
SHOWING AREA OF WORK SCALE: 1/4"=1'-0"

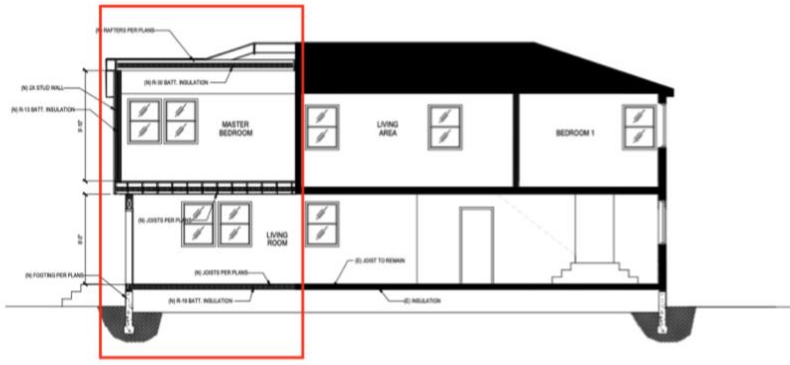


NORTH ELEVATION VIEW (ADU)
SHOWING AREA OF WORK SCALE: 1/4"=1'-0"

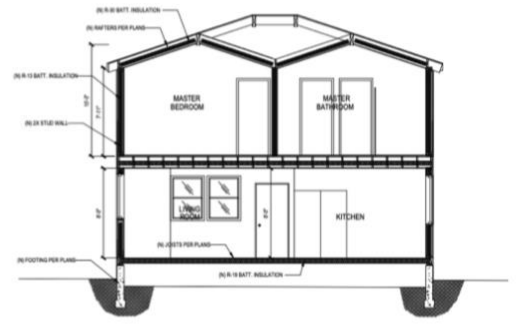


WEST ELEVATION VIEW (ADU)
SHOWING AREA OF WORK SCALE: 1/4"=1'-0"

+ Sections (Main House) – showing new volumes:



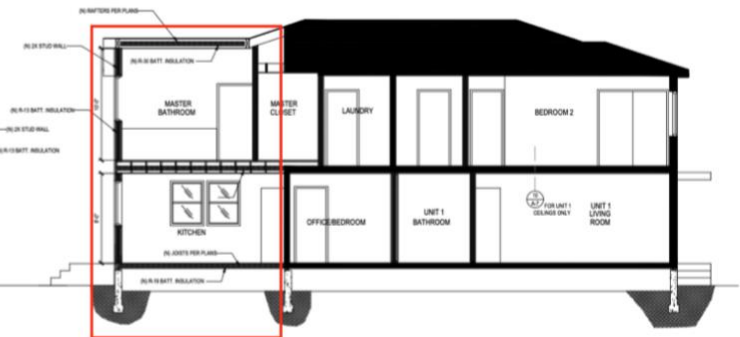
4 SECTION VIEW
SHOWING AREA OF WORK
SCALE: 1/4"=1'-0"



1 SECTION VIEW
SHOWING AREA OF WORK
SCALE: 1/4"=1'-0"



3 SECTION VIEW
SHOWING AREA OF WORK
SCALE: 1/4"=1'-0"



2 SECTION VIEW
SHOWING AREA OF WORK
SCALE: 1/4"=1'-0"