



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-2026-630-CDP
CEQA Case No:	ENV-2026-632-CE
Related City Case No(s):	ADM-2026-631-VSO
Address of Project:	630 Westminster Ave
Applicant/Property Owner:	Amir Badiei
Applicant's Representative:	Sohrab Badiei Architect: Shahram Shokoufandeh / Group S Inc
Standard of Review:	Coastal Act, with certified Land Use Plan (LUP) as guidance (for CDPs) Venice Community Plan
Coastal Zone:	Single Permit Jurisdiction
City Hearing:	On Hold
Email for City Planner	luis.c.lopez@lacity.org
LUPC Staff assigned:	David Turnbull (davidturnbull.lupc@gmail.com)

I. Detailed Project Description:

Demolition of existing patio and garage to be replaced by a single story addition to an existing single family residence, increasing the floor area to include a kitchen / dining + living room, home-office and parking for 4 vehicles. The proposed scope is limited in scale, consisting of approximately 1,044.67 SF addition to an existing 788 SF one-story residence, to be located at the rear of the property and attached to the existing structure.

No changes are proposed to the street-facing elevation. The existing building remains unchanged. The existing building height is 18'-2", and the proposed addition is lower at approximately 13'-9", minimizing visual impact. Approximately 80% of the addition is located within the footprint of an existing two-car garage and backyard concrete area, which will be removed. The proposal also maintains the sophisticated mature landscape character of the site.

II. Proposed Motion:

The Venice Neighborhood Council recommends approval of the project at 630 Westminster Ave.

Moved by Robin Rudisill, Seconded by Mehrnoosh Mojallali
Vote: 8-0-0 (1 absent)

LUPC suggestions for follow up – not applicable

III. Pros & Cons of Project:

Positive aspects of project:

This project is elegant and restrained in form and expression. Designed by a highly regarded Iranian architect who has been working and living in California since 1980, the building could be exemplary, embodying many qualities that are derived from the paradigmatic courtyard house format, that has been so successful historically as a response to the Southern California climate and lifestyle, interpreting these in a manner that also recalls the best examples of Californian Modernism.

Negative aspects of project:

None.

IV. Neighborhood Outreach/Summary of Community Input:

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

Notices have been posted on the gate to the property and to date there has been no negative commentary.

Summary of Community Input

Favorable comments from Neighbors:

None

Concerns expressed by Neighbors:

None

Suggestions from Neighbors:

None

V. **Findings re. Entitlements:**

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.

The project conforms with the Coastal Act and LUP policies for parking and Coastal Access because it is limited in scope and maintains all existing parking on-site.

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.

Insert applicable LUP policies and development standards from Policy Group I Locating and Planning New Development/Coastal Visual Resources and Special Communities and analyze compliance.

The project conforms with the Coastal Act and LUP policies for Scenic and Visual Qualities because it has no impact being a low single story courtyard addition, maintaining the existing house as it is.

3. **Environmental Justice Policy** – not applicable.

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.

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.

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 so discreet, it has no immediately apparent impact positive or negative, while actually contributing, gently, to the diversity of housing types available for future residents.

B. Density Bonus Act – not applicable

VI. Existing structure:





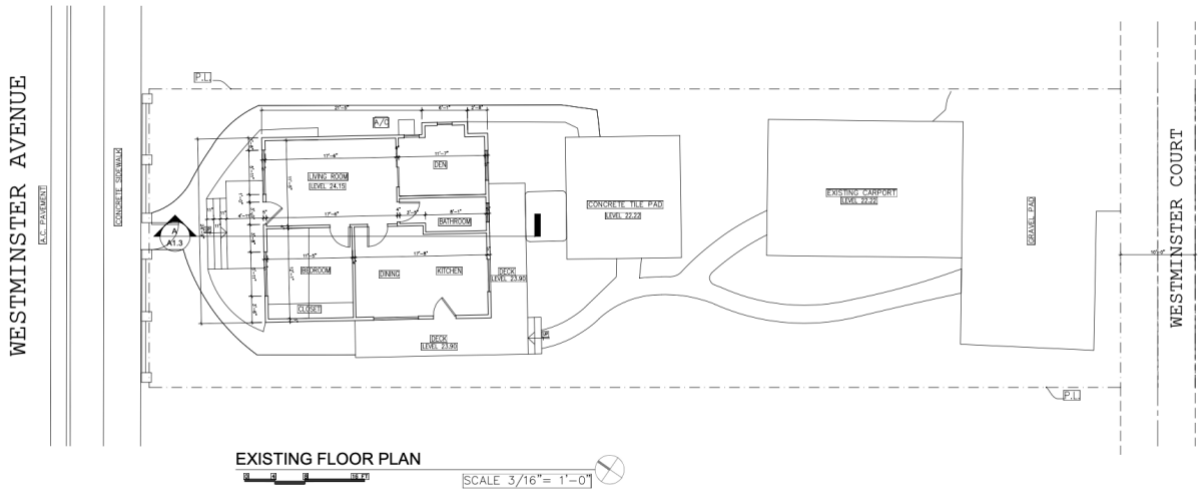
Note: Existing unchanged – invisible from following detail, and



house remains the addition will be the street and alley. The drawings are sparse in difficult for a non-architect to read.

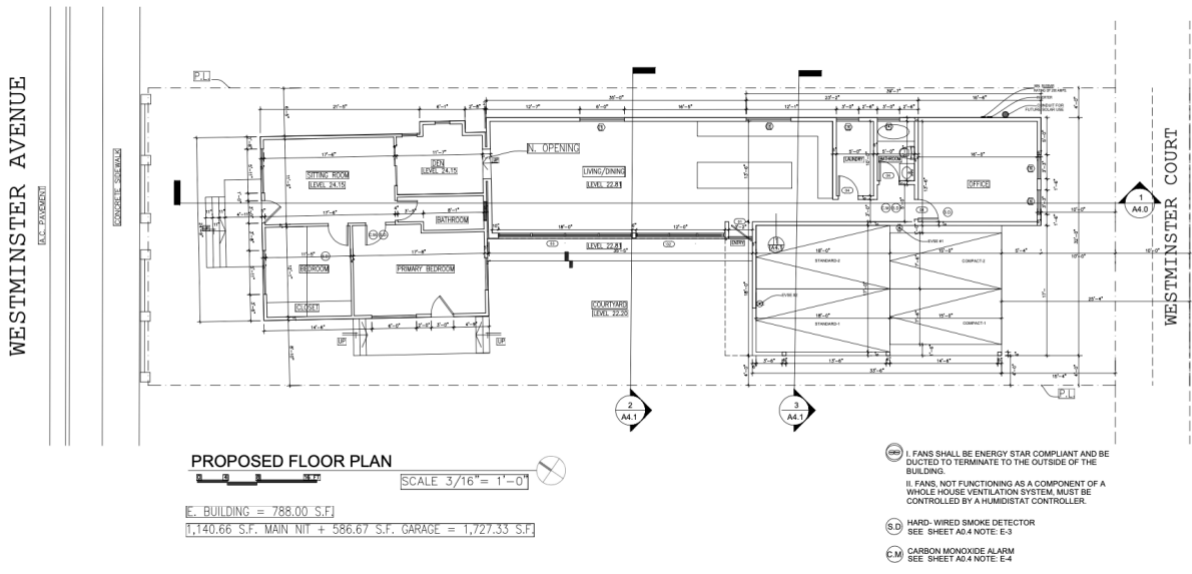


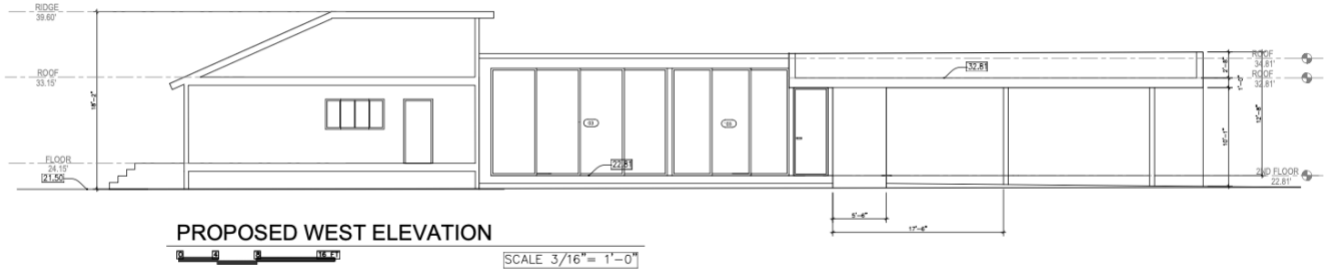
They are, however, very thoughtful and reveal the long experience of their author.



VII. Existing Site Plan:

VIII. Site Plan:





IX. Elevations:

