



# Venice Neighborhood Council

P. O. Box 550, Venice, CA 90294

[www.VeniceNC.org](http://www.VeniceNC.org)



## Land Use & Planning Committee (LUPC) STAFF REPORT

May 7, 2026

**City Case No:** DIR-2025-6305-SPPC-CDP-MEL-HCA

**CEQA Case No:** ENV-2025-6306-CE

**Related City Case No:** N/A

**Address of Project:** 433 E. Howland Canal

**Applicant:** Pine/Webster LLC    rhoffman@frankkrimerman.com

**Property Owner:** Pine/Webster LLC

**Applicant's Representative:** Jake Malott    Whitestone DCI  
Liz Optholt    liz@wsdci.com

**Standard of Review:**

- Coastal Act with
- Certified Venice Land Use Plan (LUP) as guidance for Coastal Development Permits (CDP)
- Los Angeles Municipal Code (LAMC)
- CA AB 1482 (rent control)
- CA AB 2097 (parking)

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**Coastal Zone:** Dual Permit Jurisdiction

**City Hearing:** TBD

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

**LUPC Staff assigned:** Jenesa Kurland

### I. Detailed Project Description:

New 2,760 SF construction two-story single-family residence with attached JADU, roof deck and two compact parking spaces replacing an original 1921 one-story residence on a 2,849 GSF canal lot with undefined site improvements.

**II. Proposed Motion:**

The Venice Neighborhood Council recommends the City's approval of the project at 433 East Howland Canal provided drought-tolerant native landscaping is planted for much of the on grade exposed lot as possible.

**Moved by Jenesa Kurland, Seconded by Robin Rudisill  
Approved by Committee 6-0-2 (0 Absent; 1 Recuse)**

**III. Pros & Cons of Project:**

Positive aspects of project:

Make better use of run-down property.

Negative aspects of project:

Questionable use of canal without claiming canal access.

**IV. Neighborhood Outreach / Summary of Community Input:**

LUPC provided 100 EA flyers to Applicant for hand distribution to neighbors within 300-ft from property lines for the LUPC meeting. The City will also require similar notice for 300-ft radius distribution by mail prior to Project's City Public Hearing.

Concerns expressed by Neighbors:

None to-date.

Suggestions from Neighbors:

None to-date.

**V. Findings**

**A. Coastal Act**

**Section 30250(a) 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...*

Project is unlikely to create an adverse cumulative effect nor an adverse precedent for other similar projects because it is a two-story single-family residence among other primarily two-story residences. While other residences are unlikely to have (J)ADU, this falls outside of criteria under discuss.

## **Section 30251 Scenic and visual qualities**

Coastal Act Section 30251 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.*

Project conforms with the Coastal Act and LUP policies for Scenic and Visual Qualities because roofline is 23'-5"H (25'-0"H where skylight curb). The additional 3'-6" roof deck guardrail is clear glass without a solid top rail.

## **Section 30253 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.*

As proposed, Project would *not* protect the Special Coastal Community status of Venice; however, Project does not detract from the Community.

### **B. Certified Land Use Plan (LUP)**

*LUP Policy Preservation of Venice as a Special Coastal Community*

**Policy I. E. 1. General** ~ *Protect Venice's unique social and architectural diversity shall be protected.*

Project appears similar to other metal, wood and glass box residences in Venice, including a few other homes along the Canals, as has been popular over the past decade.

**Policy I. E. 2. Scale** ~ *New development must respect the existing scale and character of community development.*

Project maximizes the buildable boundary in all dimensions, creating a solid two-story box. While Project is within the neighborhood scale, massing is bulky.

Roof access stairwell is limited to its minimum footprint. Height of roof access stairwell is below the roof top deck 3'-6"H glass guardrail due to creative use of a retractable skylight as the stairwell roof. Fixed height of stairwell skylight curb is not cited on plans, though scales 1'-7" high making this height 25-ft. Total height including glass guardrail is 27-ft. Guardrail is depicted as all glass, without a solid top rail.

Canal setback is compliant. However, this medium/surface of this permeable yard is undefined.

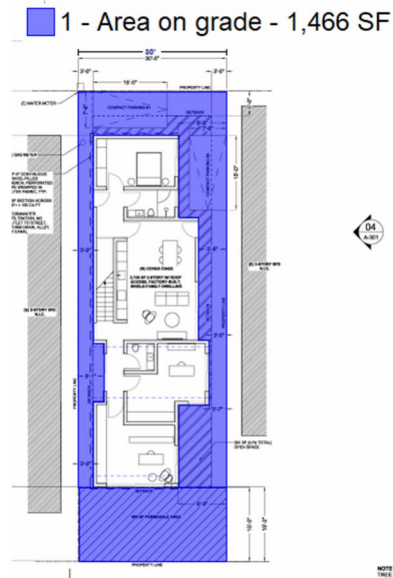
**Policy I. E. 3. Architecture** ~ Varied styles of architecture are encouraged with building facades which incorporate varied planes and textures while maintaining neighborhood scale and massing.

Building facades are varied texture. Facades are powder-coated aluminum ('PCA') with applied thermally modified wood ('TMW') full height except above windows.

Building facades are varied in plane on all four elevations. Though given repetitive façade, variation is less apparent.

(Based on Exterior Elevation sheet A-301; Exterior Elevations A-302 was not issued to VNC-LUPC.)

Landscaping is non-existent in submittal because Applicant claims proposed softscape/hardscape is below the 500 SF threshold for the State Model Water Efficient Landscape Ordinance. However, LUPC Staff calculates 1,466 SF exposed site area.



There is 450 SF of undefined "permeable" area in the no-build setback along Howland Canal. Surface of exposed grade along West & East side yards and at rear Alley is unidentified. Proposed drainage appears to be compliant.

**Policy II. A. 3. Parking Requirements**

Project occurs within a transit zone under Assembly Bill 2097, and therefore, is exempt from on-site parking requirement of three stalls. However, Project still provides two exterior compact parking spaces.

**C. Mello Act (MEL):**

Mello Act Determination application was submitted to the City on 1/30/2026.

**D. Housing Crisis Act (HCA):** RSO No APN 4227008012

Existing house has been presumably been vacant for over six months, and therefore its tenancy complies with SB 330 RPO.

However, because Project is an LLC, it is subject to CA AB 1482 which caps annual rent increases.

**E. Other:**

- Even though the box is not checked on City Planning Application Existing Site Conditions, Project is within 500 feet of a sensitive use. However, Project does not impact Canal Park.
- No boating dock requested.
- JADU needs to be added to Project Description on LACP website for both Case No.
- Applicant signed VNC's ADU Compliance Declaration.
- Methane Zone level and mitigation is TB.

## VI. Plans & Photos

### Existing structure

View from canal looking north into Site:



View from alley looking south into Site:



**Existing Site Plan**

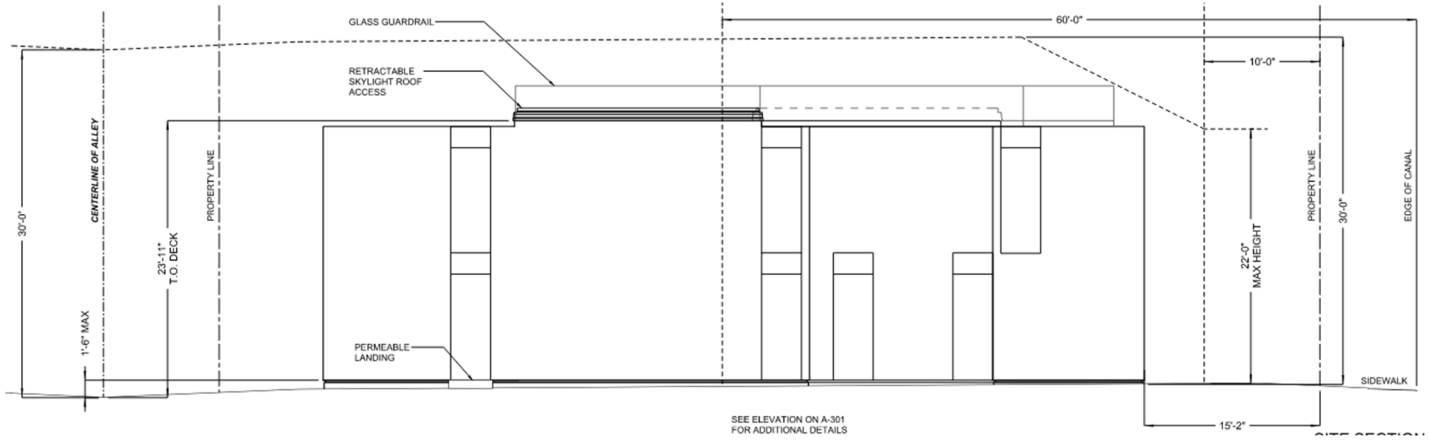


**Prefabrication Manufacturer typical rendering**

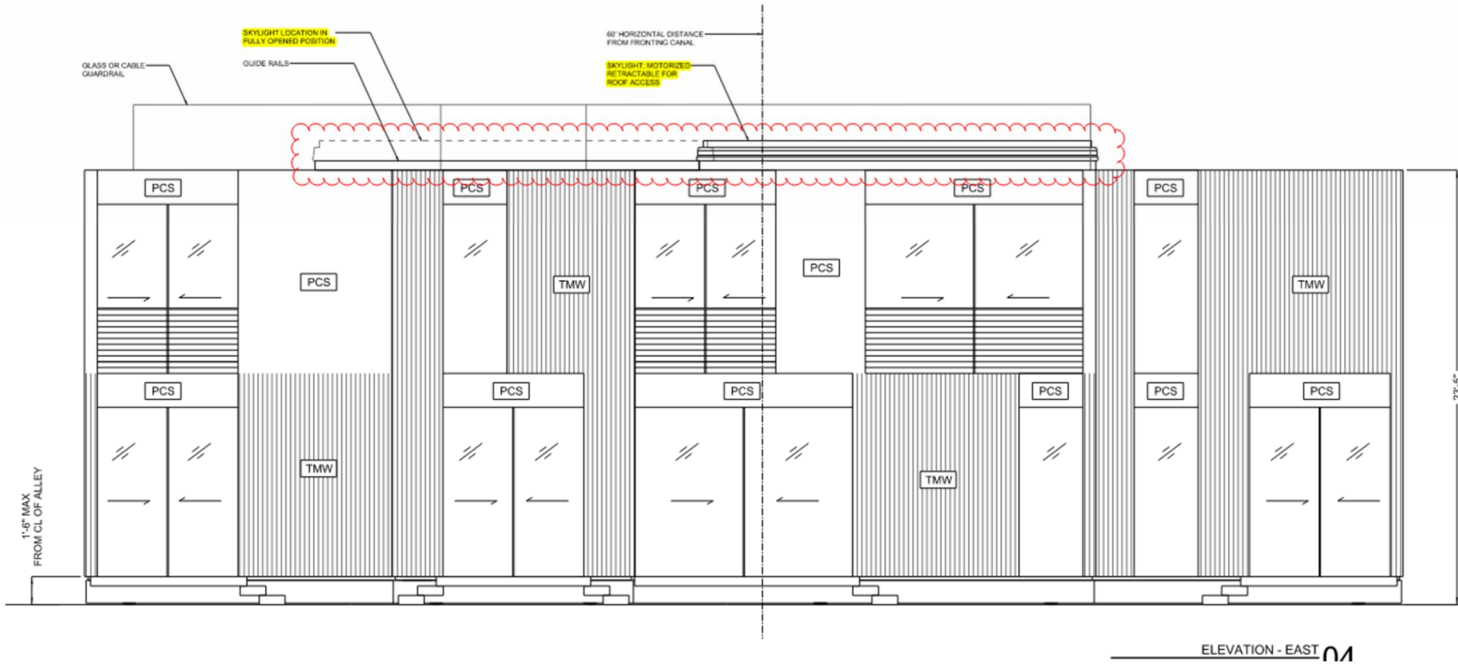
<https://buildcover.com/>



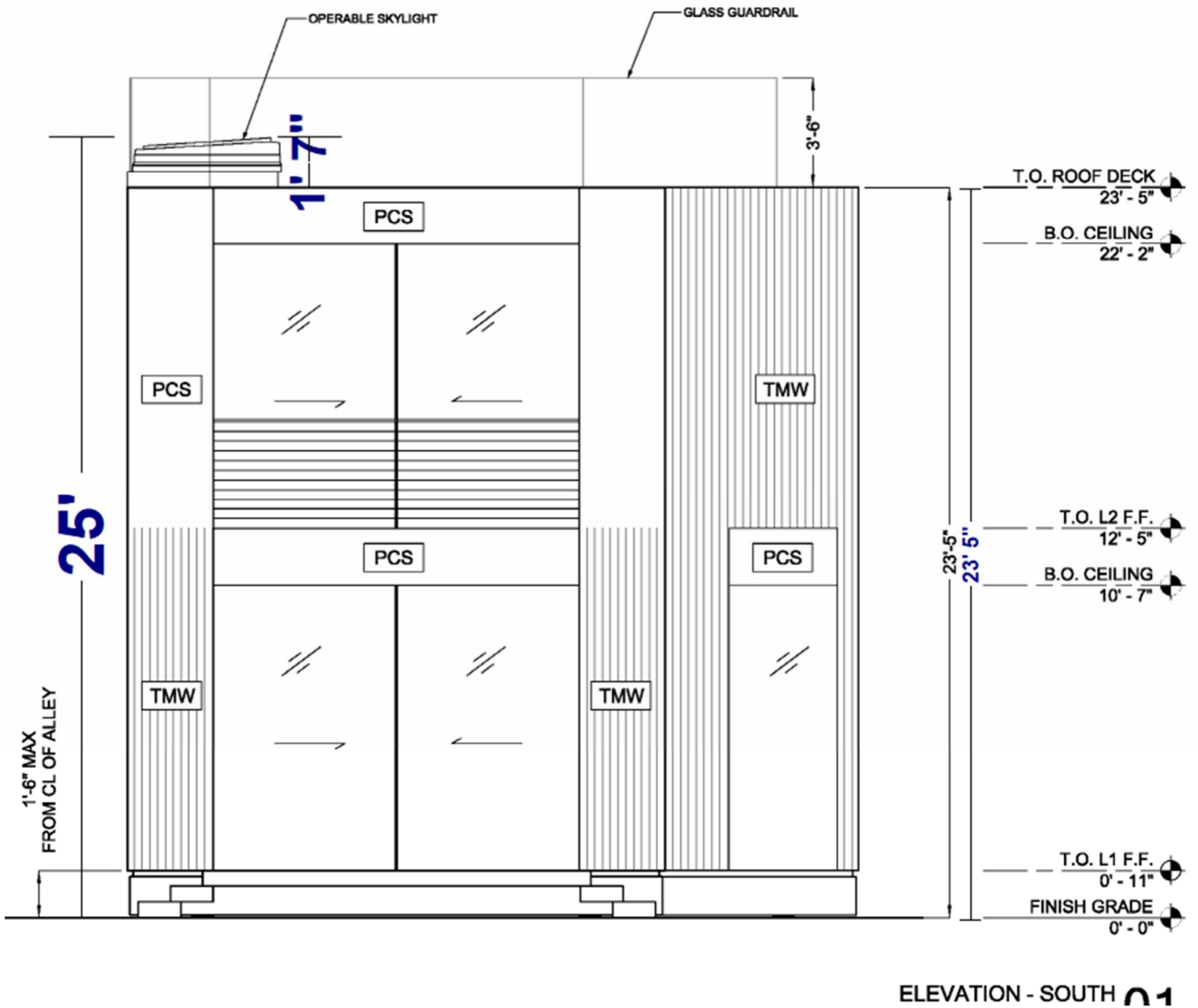
# Height Clearances



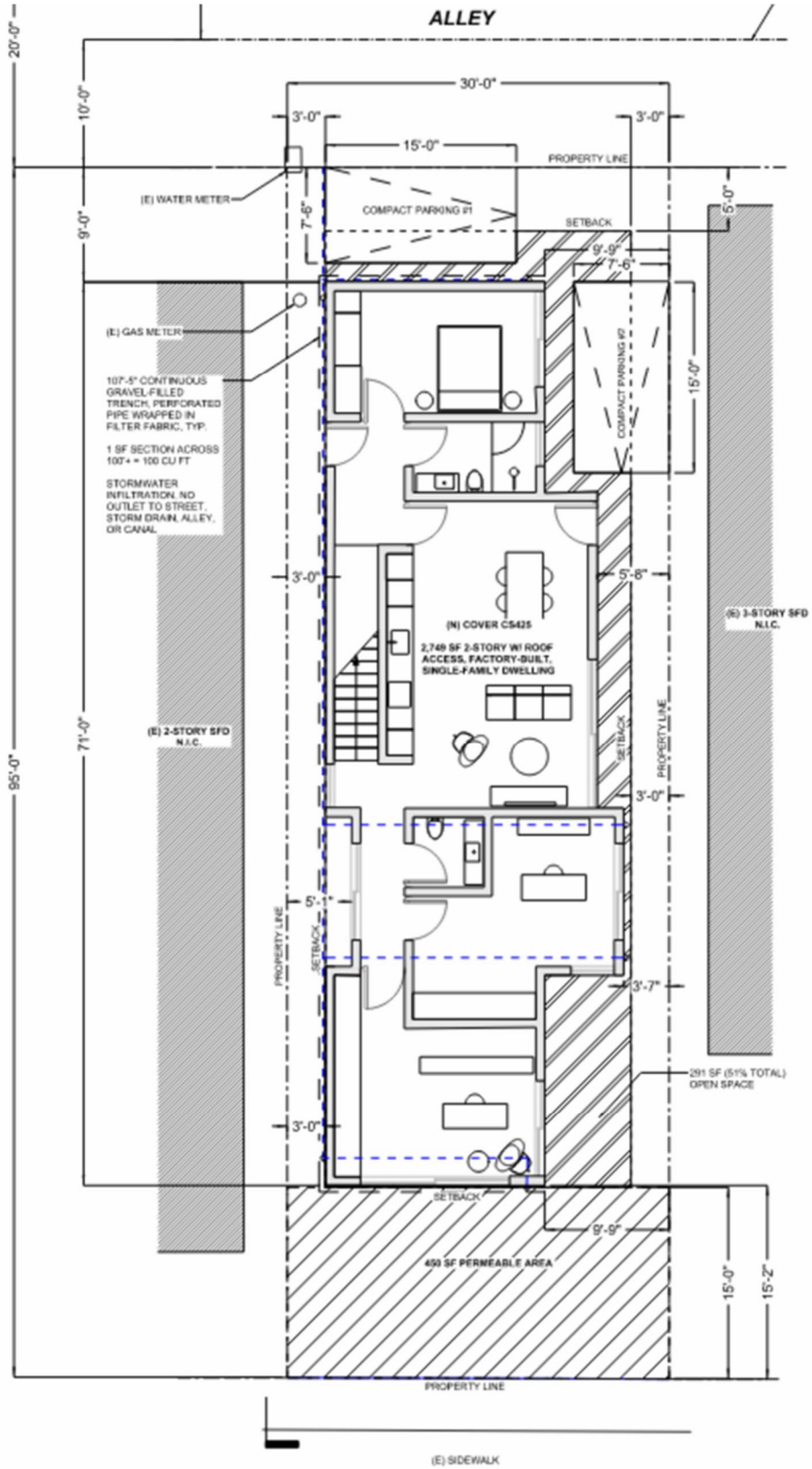
# East Side Yard Elevation



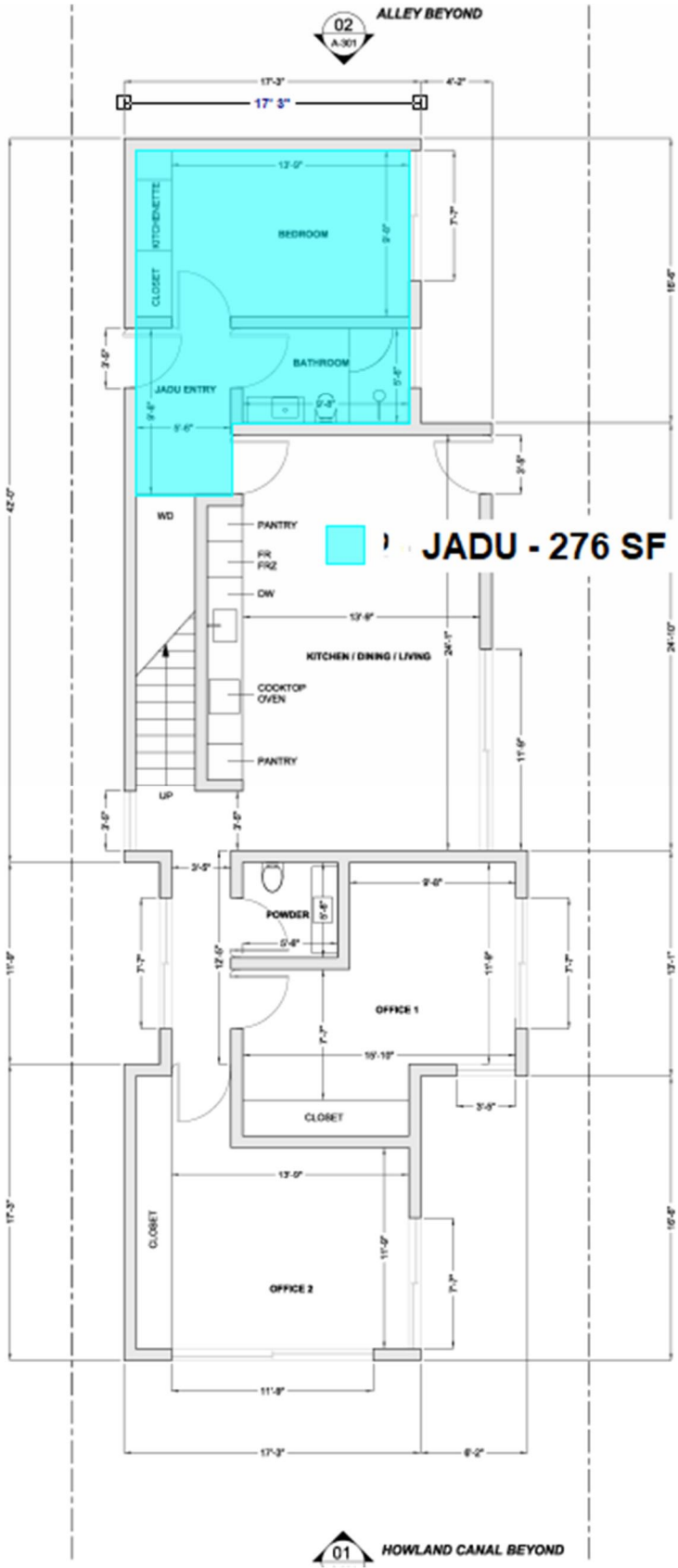
South / Canal Elevation



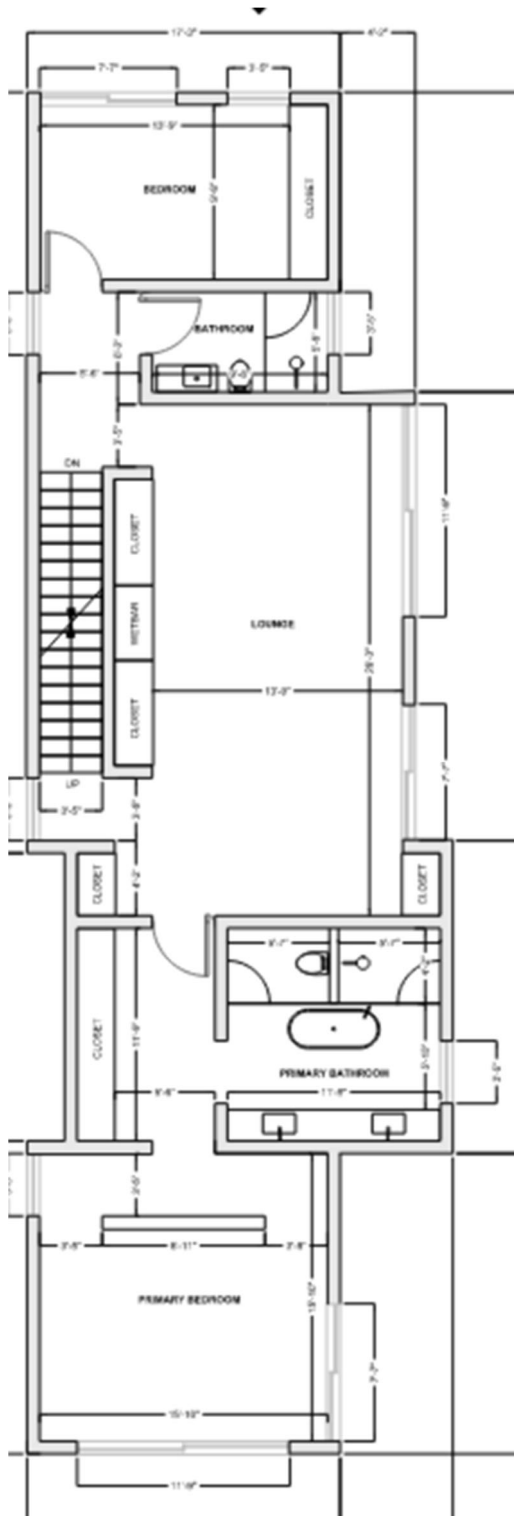
# Site & Ground Floor Plan



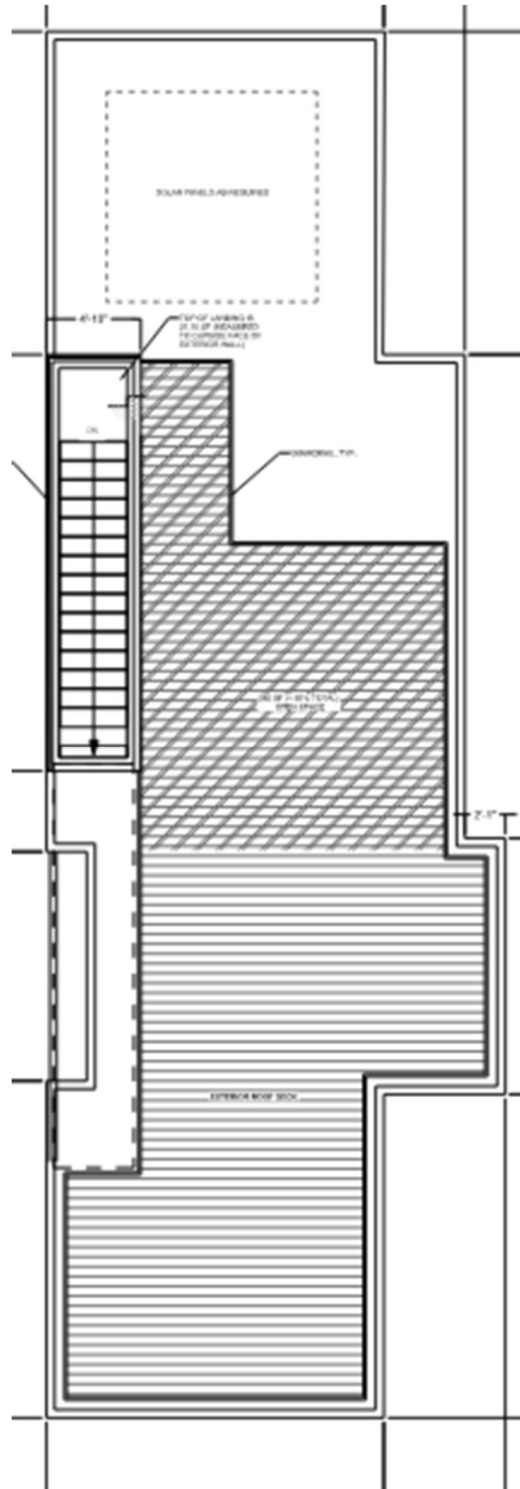
# Ground Floor Plan



Second Floor Plan



Roof Deck Plan





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## Accessory Dwelling Unit Regulatory Compliance Declaration

Accessory Dwelling Unit (ADU) / Junior Accessory Dwelling Unit (JADU) Applicant acknowledges and understands the City of Los Angeles ADU Laws and Regulations, noting that (J)ADUs are intended to add more permanent housing while maintaining neighborhood character. Applicant understands the City of Los Angeles Home-Sharing Ordinance (HSO) which restricts short-term rentals.

I ROBERT HOFFMAN / we \_\_\_\_\_ understand (J)ADU  
Applicant name(s) printed

**1. Establishment pursuant to law**

California Government Code § 65852.2  
implemented locally under LAMC § 12.22 A.33.

**2. Prohibition on Short-Term Rental Use**

Defined as occupancy of less than 30 consecutive days  
pursuant to LAMC § 12.22 A.33(c)(6).

**3. Minimum Rental Period**

The only lawful rental of (J)ADU is for a tenancy of 30 consecutive days or more.

**4. Home-Sharing Ordinance Ineligibility**

(J)ADU are not eligible for Home-Sharing registration and may not be used for short-term rental under any circumstances, unless the (J)ADU is occupied as the host's primary residence pursuant to LAMC § 12.22 A.32(d).

**5. Penalty**

Fine established for short-term rental is \$2,000/day.

Robert Hoffman, MANAGER  
Applicant name(s) signature

5/1/26  
Date

433 E HOWLAND CL, Venice, California 90201  
Property Address

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