



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) Draft STAFF REPORT

May 16, 2026

City Case No: DIR-2025-2956-CDP-SPPC-MEL

CEQA Case No: ENV-2025-2957-CE

Related City Case No(s): DIR-2013-4073-VSO-MEL
ZA-2013-4177-CEX

Address of Project: 748-752 Flower Ave

Applicant/Property Owner: Daniel Saparzadeh

Applicant's Representative: Dana Sayles

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
Mello Act & Housing Crisis Act, Density Bonus Act
Other applicable City laws:

Coastal Zone: Single Permit Jurisdiction

City Hearing: June 1, 2026

Email for City Planner: Luis.C.Lopez@lacity.org

LUPC Staff assigned: Sarah Wauters

I. Detailed Project Description:

The proposed project is located at 748-752 East Flower Avenue Venice, CA 90291 (the "Project") and sits on two (2) lots, which are approximately 13,039 square feet in size. The Project has a continuous frontage of 90 feet along the south side of East Flower Avenue, just behind the Colony group of restaurants. It would consist of a new 16-unit multifamily residential development with 18 spaces of basement parking accessed off the alley. The building is three stories, 36 feet high with a total of 25,081 ft.², and a total FAR of 2.53:1. Two units are affordable housing units.

Utilizing the State Density Bonus Program, the Project is requesting three off-menu incentives for an 11-foot increase in allowable height, and a decrease in the required side yard to five (5) feet on both sides of the building. The project is seeking a Coastal Development Permit and Project Compliance with the Venice Coastal Zone Specific



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Plan. They also seek a Mello Act Determination for a project that creates 10 or more dwelling units in the Coastal Zone.

The site is zoned RD1.5-1 and has a General Plan Land Use designation of Low Medium II Residential in the Venice Community Plan. The RD1.5-1 zone permits multifamily residential uses by-right at a density of one unit per 1,500 square feet of lot area. The Property is located in the Venice Coastal Zone Specific Plan, the Oakwood-Milwood-Southeast Venice Subarea, the Los Angeles Coastal Transportation Corridor Specific Plan, the California Coastal Zone, and is within 4.02 kilometers of the Santa Monica Fault.

The property is currently vacant, and there have been no housing uses on site within the past 5 years.

History of the Site and Surrounding Areas:

This site is only 1 lot west of Lincoln Boulevard at a site where a substantial and long-standing encampment existed, on and off, extending west from the corner of Lincoln and Flower. After the encampment was cleared, community efforts to rehabilitate the block have included the planting of trees by the neighbors and other community groups, providing landscaping and care for those plantings.

Nature of Surrounding Areas:

Except for two commercial properties (restaurant building and UCLA Venice Dental Facility) to the east of the project at the end of the block on Lincoln Blvd., the entire block on both sides is zoned RD1.5-1 and consists of single-family homes and an occasional duplex.

II. Motion:

The Venice Neighborhood Council recommends approval of the project at 748-752 Flower Ave, conditioned on the following changes, to which the applicant has agreed:

- 1) Enhance aesthetic quality and character by referencing neighborhood and community architectural details, including by changing the colors and siding to echo the greens and steel blue of other buildings on the block.
- 2) Install native plantings and trees that support birds and pollinators and allow residents and neighbors more access to nature both on the property and in the parkway, including the planting of 5 oak trees and up to 3 other trees in the parkway.



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3) Change the landscape plans to remove concrete from the front yard, retaining a minimum path required for fire code.

4) Incorporate water capture infrastructure from the roof into storage of some kind to mitigate the lack of stormwater absorption resulting from reduced open soil.

Moved by Sarah Wauters, seconded by Robin Rudisill, and approved by the Committee unanimously 8-0-0 (NM absent) at a second hearing, May 7, 2026.

LUPC suggests that LUPC follow up to ensure that the proper aesthetic changes and the landscaping changes have been adhered to.

I. Pros & Cons of Project:

Positive aspects of project:

A. Housing Units

This project comprises a large number of units, adding to the total number of units on this street and representing an infusion of housing to Venice, 2 units of which will be for very low-income residents.

The location of the building, one lot away from Lincoln Boulevard, caused the committee to allow this large a building as acceptable, because it represents greater density close to Lincoln. Lincoln has major transportation lines and represents a corridor with some larger buildings. Hence, this building rests within the norm of greater density along major corridors and does not set a precedent of building large projects within a single-family housing area.

B. Architectural Design

The architectural design of the building now reflects siding and colors which can be found within the neighborhood on Flower Avenue and reflect an understanding of the architecture within Venice. The building is large in comparison with the rest of the buildings in the neighborhood, but this can be justified by its elegant simplicity and lack of adornment, as well as a landscaping plan that will soften its visual impact on the surroundings. The original design of the building made sure that all the sides of the building had architectural appeal, and the changes to the color and materials were applied to all the sides of the building. The property directly across



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the street is a commercial parking lot, so the building's visual impact will be on its adjacent neighbors and the commercial clients of the businesses on Venice.

Extensive changes were made to the look of the building at the request of the Land Use and Planning Committee. The applicant and his team reflected a flexible and receptive approach and were able to land upon siding and colors that satisfied the Committee and the applicant.

C. Landscape

The applicant has agreed to include native trees and plants within both the front yard, the front parkway and the parkway of the neighboring lot, which the applicant also owns. The applicant has committed to planting 5 new 24" or 36" box Oak trees along the south side of Flower, as well as either keeping the existing two Brisbane box trees or replacing them with two pine trees. These trees together will provide useful infrastructure in the form of shade, absorption of water, and a shield from street air pollution from Lincoln Blvd. As Los Angeles has been losing urban canopy at an alarming rate in the last 3 decades and the Los Angeles basin is a biodiversity hotspot with many endemic species at risk, this is a welcome and positive aspect. For the residents of the development and the neighborhood, the increase in access to nature, in the form of the front yard and parkway tree growth, plant growth and visiting birds and pollinators, it will be a welcome enhancement to the community's life.

D. Summary

The owner has proposed significant density and an increase in units for availability in the Venice housing marketplace including two very low-income units. The two affordable housing units are required to gain the requested off-menu incentives, including the higher height of the building.

The developer is working closely with LUPC staff, taking staff suggestions on landscape and design and incorporating them into the whole. They have changed the façade, sides and rear as well as the materials to suit the block better and have committed to the landscape suggestions that will block some of the bulk of the building. Additionally, the Project will activate the frontage of flower Avenue, which is currently unimproved and vacant), with an attractive architectural façade. This activation will keep an unpleasant history of encampment from reoccurring.



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Negative aspects of project:

A. Parking

Because of the location of the property, as per AB 2097, no new parking is required. However, the development is adding 19 spaces on the property. There are parking lots at both commercial properties at the Lincoln end of the block, and those businesses should be encouraged to have employees and clients park in these private spaces, to leave the street spaces open for residents. There will be greater parking on the block by the new project residents, and this could cause some strain on the existing residents.



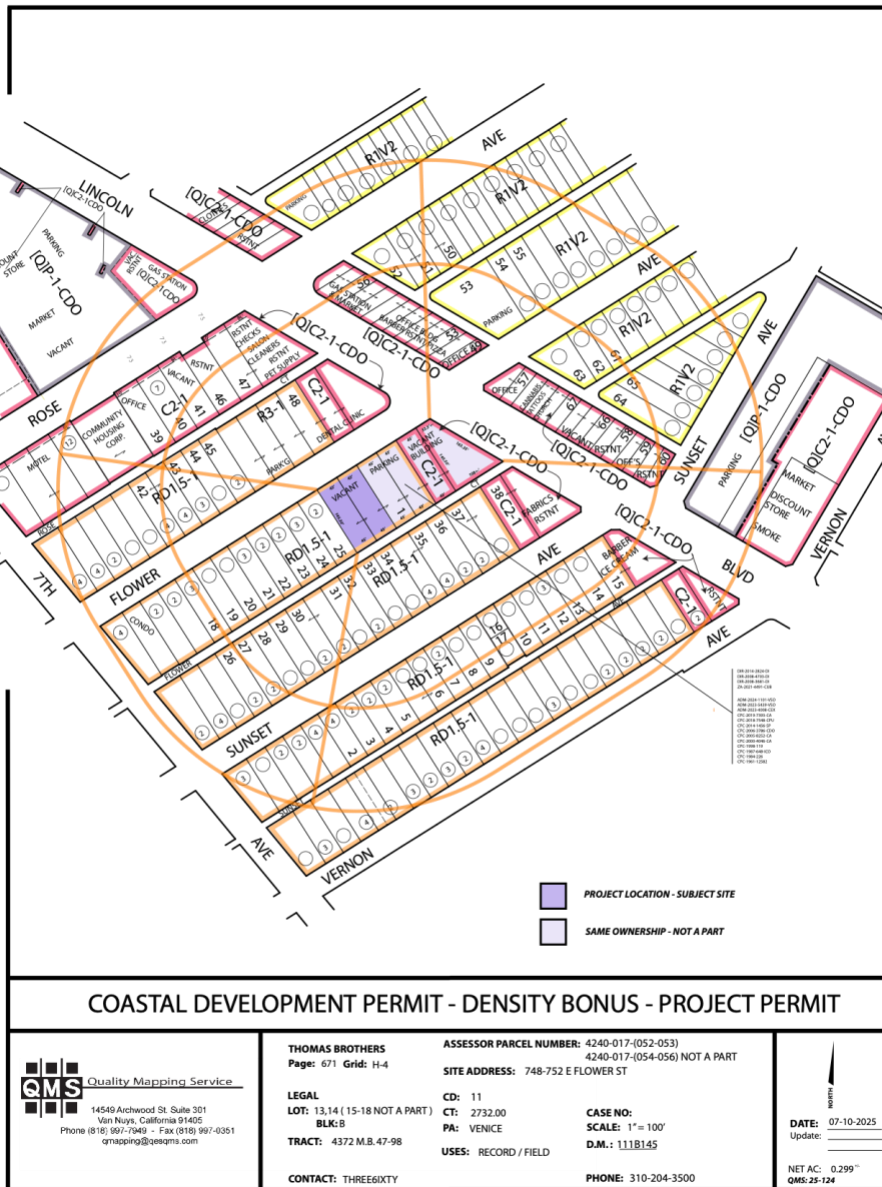
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II. Neighborhood Outreach/Summary of Community Input:

The applicant mailed out 198 notifications to all addresses within a full 300' radius of 748 Flower Ave, which includes the entire length of the block of Flower Ave between Lincoln and 7th Avenues, regarding the project and the VNC LUPC hearing concerning it. The following are the radius map and the notice that was sent:





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UPCOMING VENICE NEIGHBORHOOD COUNCIL MEETING

YOU ARE INVITED TO PARTICIPATE IN A COMMUNITY MEETING REGARDING
THE PROPOSED DEVELOPMENT AT 748 - 752 EAST FLOWER AVENUE, VENICE,
CA 90291.

This meeting will be held via Zoom on

Thursday, April 9th 2026
6:00 PM

LOCATION:

The virtual meeting link will be posted on the agenda 48 hours in advance of the meeting on Venice Neighborhood Council Land Use and Planning (LUPC) webpage, which can be accessed here:

<https://www.venicenc.org/committees/viewCommittee/81>

Public comment may be submitted in advance of the meeting via email to LUPC at LUPC@VeniceNC.org

PROPOSED PROJECT

PROJECT SITE:

748-752 East Flower Avenue
Venice, CA 90291

PROJECT DESCRIPTION:

A 3 story, 16 unit residential project with 2 units reserved for Very Low Income households, and 19 on site parking spaces.





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III. Findings re. Entitlements:

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 facilitating the provision or extension of transit service...and providing adequate parking facilities or providing substitute means of serving the development with public transportation...*

The proposed development conforms with the Coastal Act and LUP policies for parking and Coastal Access because it is located in an existing developed area contiguous with similar residential uses and will therefore not have a significant adverse impact on coastal resources — it adds 19 subterranean parking spaces under the building even though, because of its location in an AB 2907 entitlement area, due to its proximity to transit, no additional parking is required. The Project will also provide 4 short term and 17 long term bicycle stalls. As such, the Project will encourage alternatives to private vehicle travel with its proximity to existing public transportation and bicycle networks, which both provide additional transportation along existing coastal access roads.

2. Density Explanation Summary

The Applicant is proposing new construction of a mixed-use building with 16 residential apartment units utilizing the State Density Bonus Program, pursuant to LAMC 12.22.A.37, with 15% of the base units (two (2) units) designated for Very Low-Income households. Per LAMC Section 12.22.A.37(c)(2), the Project qualifies for the Density Bonus program and is entitled to up to three (3) additional incentives, respectively. As such, the Project is requesting three (3) Off-Menu Incentives, per LAMC Section 12.22.A.37(f)(2):

- 1) Off-Menu Incentive, for an 11-foot increase in the allowable height to permit a 36 maximum height in lieu of the 25 foot maximum pursuant to the Venice Coastal Zone Specific Plan Section 10.G.3.a.
- 2) Off-Menu Incentive, for a 17% decrease in the required side yard to permit 5 feet in lieu of 6 feet required by LAMC Section 12.09.1.B.2(a),
- 3) Off-Menu Incentive, for a 60% reduction in the rear yard, to permit a 6'-1" rear yard in lieu of 15' required by LAMC Section 12.09.1.B.3

The applicant states that these incentives produce actual and identifiable cost reductions that allow for the provision of the project's deed restricted affordable units. The Project supports the goals and policies of the Venice Community Plan, and is consistent with housing goals for the area, such as the Community Plan's aim to accommodate new residential development near major employment and activity centers.



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- 1) Off-Menu Incentive, for an 11-foot increase in the allowable height to permit a 36 maximum height in lieu of the 25 foot maximum pursuant to the Venice Coastal Zone Specific Plan Section 10.G.3.a: The Project includes this incentive to allow a maximum building height of 36 feet. The applicant states that the height increase is necessary to maximize the building envelope in order to provide the proposed number of affordable units. The requested Off-Menu Incentive is listed in the Menu of Incentives per Los Angeles Municipal Code (LAMC) Section 12.22 A.37(f) and as such, allows exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs.
- 2) 2. Off-Menu Incentive for a Decrease in the Side Yards and Rear Yard: The Project includes an off-menu incentive request for a decrease in the required side yards to five (5) feet in lieu of the otherwise required six (6) feet in the RD1.5 zone. The Project is also requesting a decrease in the required rear yard setback. Granting the subject request for a decrease in the required yards will allow for an expanded building envelope and the provision of additional market rate units, which will offset the cost of the inclusion of restricted affordable units.

3. 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 with the Coastal Act and LUP policies for Scenic and Visual Qualities because it is on a site that is far enough from the beach that it does not block views of the beach or scenic coastal areas, it does not alter natural land forms, and is visually compatible with the commercial areas of Lincoln and the surrounding residential area. Additionally, the visual enhancement of water-wise and habitat-friendly plantings will benefit the visual qualities of the streetscape along Flower Ave, for new residents and surrounding neighbors alike.

4. Environmental Justice Policy (if applicable: yesX/no)

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,*



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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 16 new units, including 2 affordable very low income housing units, are being created. This addition of housing will create opportunities for low- and moderate-income persons to live in the development and hence gain greater access to the coastal zone.

5. 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 likely to create an adverse cumulative effect or an adverse precedent for other similar projects because it is located within a previously developed area with similar housing and has access to sufficient public transportation services such that it will not have significant adverse effects on the public's access to coastal resources.

6. 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:

Preservation of Venice as a Special Coastal Community

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



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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.

While the Project does represent a larger building than the houses on the street, it does respect the scale, massing and landscape of the neighborhood's buildings along Lincoln Boulevard. The building is increased in height because of an on-menu incentive, and it utilizes two different types of siding – stucco and a raised rib metal – which both relate to the siding and colors of other buildings on Flower Avenue. The architecture incorporates varied planes and textures (both stucco and metal).

The landscaping plan will both respect the existing landscaping of the block and enhance it by adding native trees and native plantings that stand as an extension of neighborhood efforts to improve the area. The plantings will screen the building from view as they mature. In addition, the 2 covenanted affordable units will support Venice's social diversity, as required by Policy I.E.1., as the affordable and ADU units will be lower cost than other types of units and thus provide housing options for lower-income residents

7. Environmentally Sensitive Habitat Area

Section 30240 of the Coastal Act states in part: (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values and only uses dependent on those resources shall be allowed within those areas. (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas and shall be compatible with the continuance of those habitat and recreation areas.

While the site is located within a fully developed residential community, much of Venice has become an environmentally sensitive habitat area because of the city-wide degradation of the urban canopy. This impacts birds, particularly coastal and migratory birds. This project sensitively addresses this issue by planting native trees and plants to which our native and migratory bird and pollinator populations have evolved over eons. Many endangered migratory species lack the nourishment required over their journey and this landscape will offer such food.

8. Coastal Waters Impact

Section 30231 of the California coastal act states that biological productivity is: The quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface



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waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural stream.

The Project is located within proximity to a watershed area that impacts the ocean, particularly during stormwater runoff events. The Project has promised, in accordance with the exceptions in the LUPC motion, to minimize runoff through catchment and some type of storage on site. This can be achieved through building swales within the parkway which will slow the flow of storm water runoff and utilize the runoff for landscaping water needs. Through these methods, the Project will minimize its impact upon biological productivity of coastal waters.

B. Mello Act (MEL)

The Mello Act is a statewide law that requires local governments to comply with provisions designed to protect, preserve and increase the supply of affordable housing in California's coastal zone. Generally, converted or demolished existing affordable units must be replaced one-for-one. Only one single family home was demolished on the site in 2013 making the Mello Act inapplicable.



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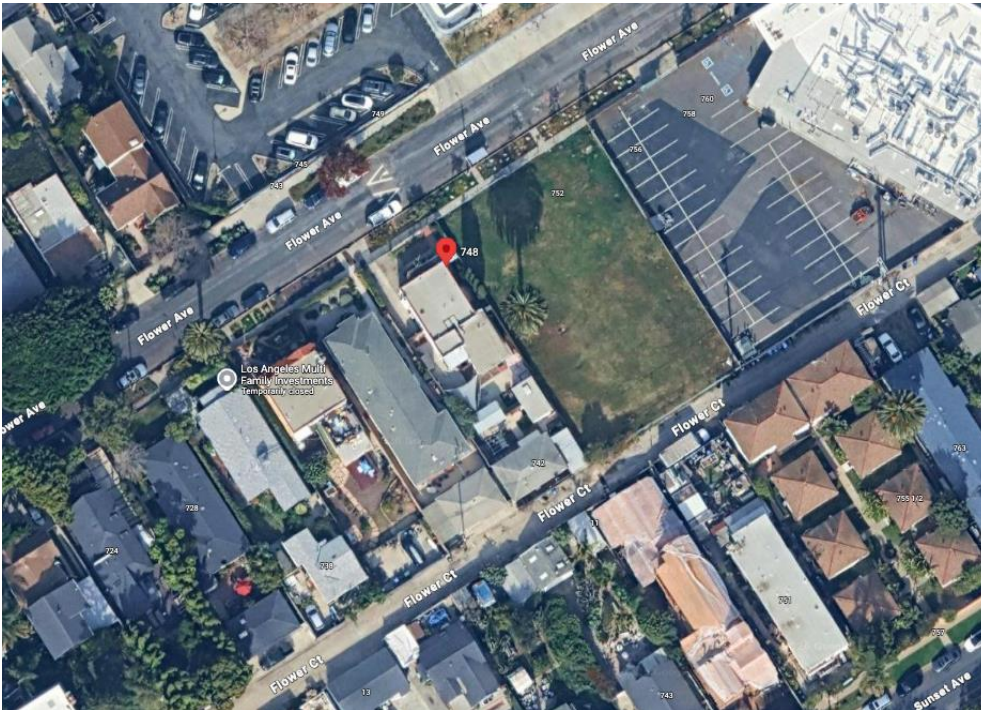
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Existing Lot:

The green empty lot below comprises the location of the Project.





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II. Renderings of proposed project:

Front of building, seen from north (top) and the west (bottom) – to follow.



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Rear of building, seen from south (top) and the east (bottom) – to follow.



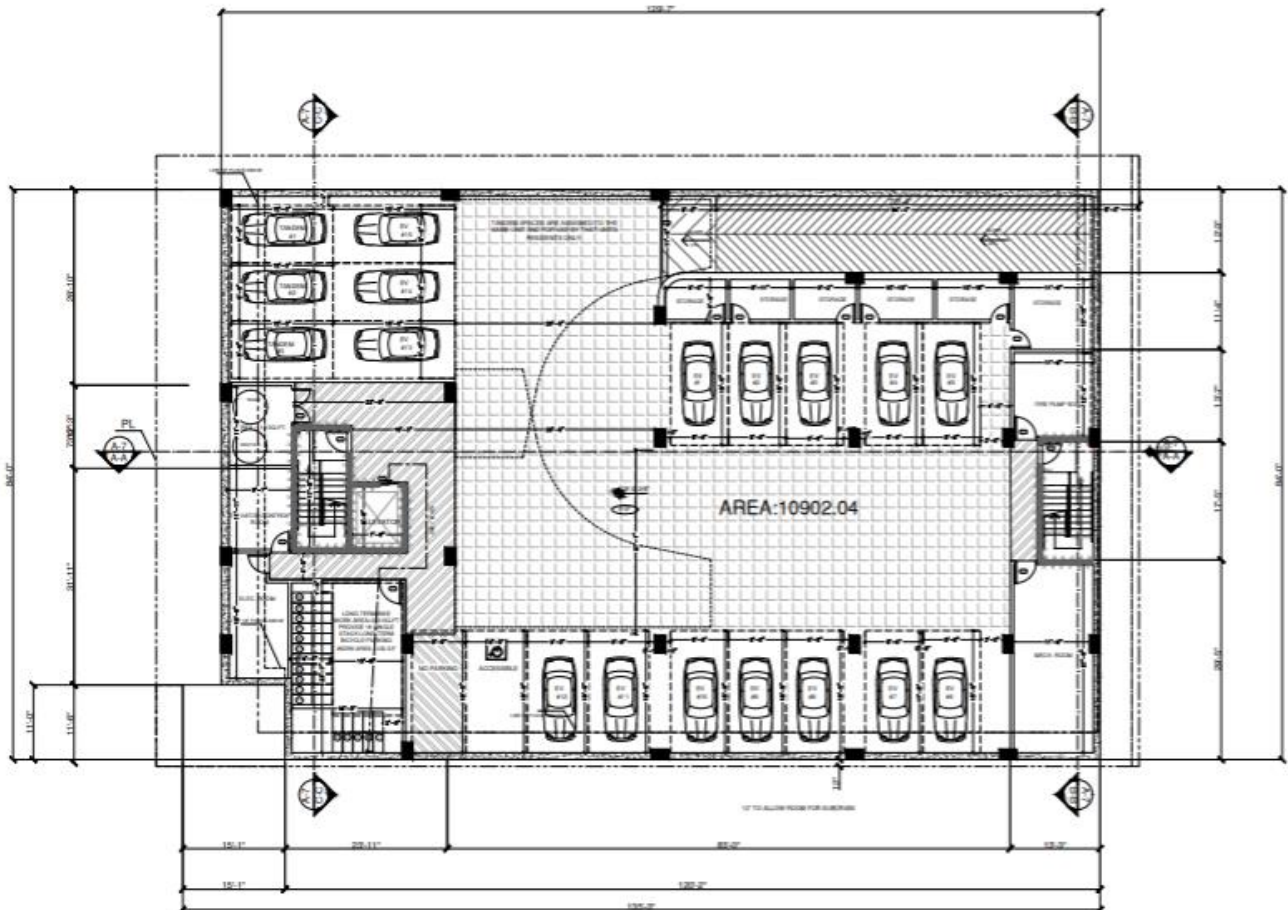
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IV. Floor Plans:

Basement Parking:



BASEMENT FLOOR PLAN

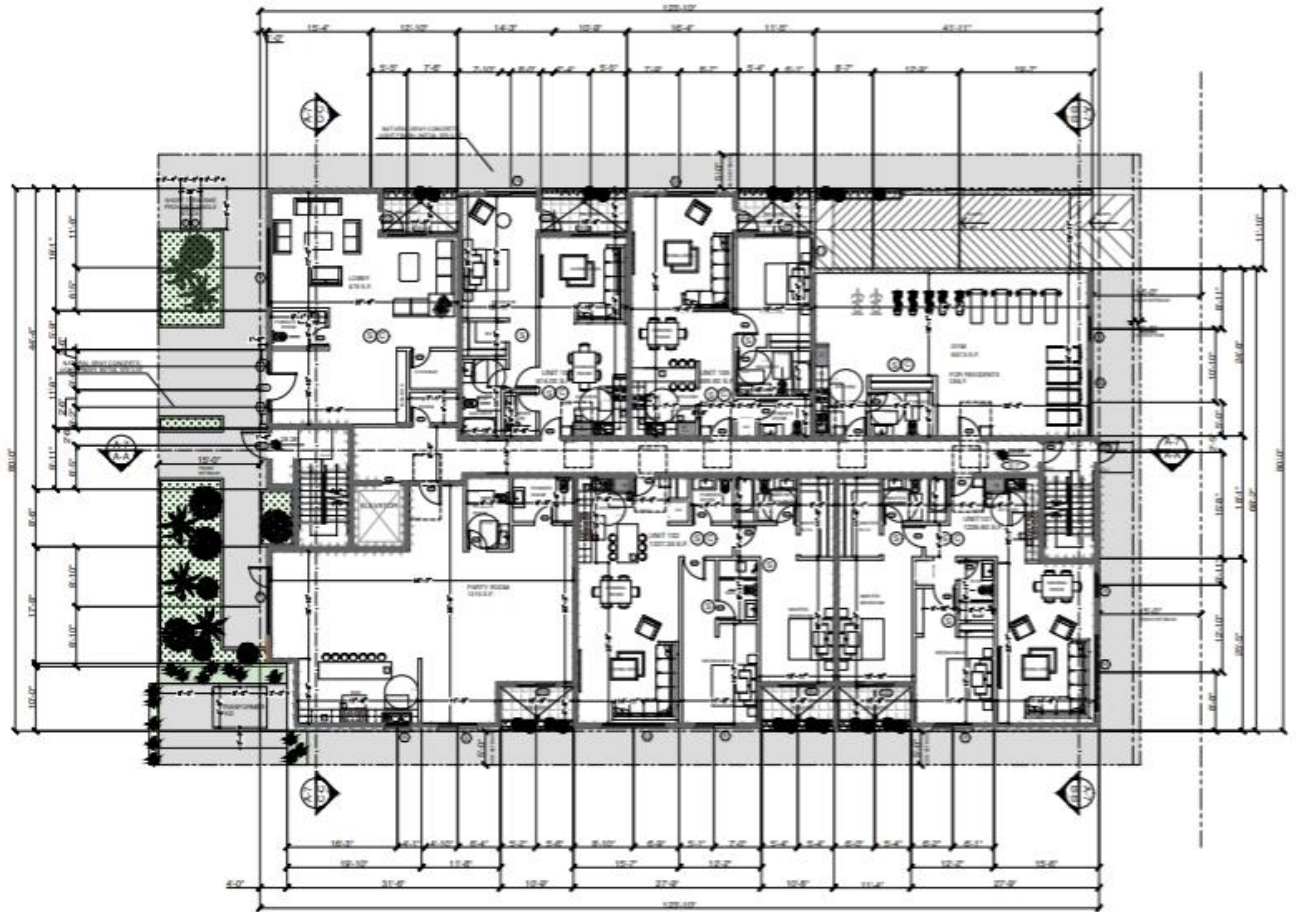


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First Floor:



FIRST FLOOR ADDENDUM

NOTES:
 1. THIS DRAWING IS A PART OF THE PROJECT. IT IS TO BE USED IN CONJUNCTION WITH THE OTHER DRAWINGS AND SPECIFICATIONS.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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NET FLOOR IN UNITS		
UNIT	DESCRIPTION	AREA
101	OFFICE	1,200.00
102	CONFERENCE	800.00
103	RECEPTION	400.00
104	RESTROOM	200.00
105	STAIR	100.00
106	ELEVATOR	100.00
107	MECHANICAL	100.00
108	UTILITY	100.00
109	STORAGE	100.00
110	ENTRANCE	100.00
111	LOBBY	100.00
112	RECEPTION	100.00
113	CONFERENCE	100.00
114	OFFICE	100.00
115	RESTROOM	100.00
116	STAIR	100.00
117	ELEVATOR	100.00
118	MECHANICAL	100.00
119	UTILITY	100.00
120	STORAGE	100.00
121	ENTRANCE	100.00
122	LOBBY	100.00
123	RECEPTION	100.00
124	CONFERENCE	100.00
125	OFFICE	100.00
126	RESTROOM	100.00
127	STAIR	100.00
128	ELEVATOR	100.00
129	MECHANICAL	100.00
130	UTILITY	100.00
131	STORAGE	100.00
132	ENTRANCE	100.00
133	LOBBY	100.00
134	RECEPTION	100.00
135	CONFERENCE	100.00
136	OFFICE	100.00
137	RESTROOM	100.00
138	STAIR	100.00
139	ELEVATOR	100.00
140	MECHANICAL	100.00
141	UTILITY	100.00
142	STORAGE	100.00
143	ENTRANCE	100.00
144	LOBBY	100.00
145	RECEPTION	100.00
146	CONFERENCE	100.00
147	OFFICE	100.00
148	RESTROOM	100.00
149	STAIR	100.00
150	ELEVATOR	100.00
151	MECHANICAL	100.00
152	UTILITY	100.00
153	STORAGE	100.00
154	ENTRANCE	100.00
155	LOBBY	100.00
156	RECEPTION	100.00
157	CONFERENCE	100.00
158	OFFICE	100.00
159	RESTROOM	100.00
160	STAIR	100.00
161	ELEVATOR	100.00
162	MECHANICAL	100.00
163	UTILITY	100.00
164	STORAGE	100.00
165	ENTRANCE	100.00
166	LOBBY	100.00
167	RECEPTION	100.00
168	CONFERENCE	100.00
169	OFFICE	100.00
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171	STAIR	100.00
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176	ENTRANCE	100.00
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178	RECEPTION	100.00
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182	STAIR	100.00
183	ELEVATOR	100.00
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185	UTILITY	100.00
186	STORAGE	100.00
187	ENTRANCE	100.00
188	LOBBY	100.00
189	RECEPTION	100.00
190	CONFERENCE	100.00
191	OFFICE	100.00
192	RESTROOM	100.00
193	STAIR	100.00
194	ELEVATOR	100.00
195	MECHANICAL	100.00
196	UTILITY	100.00
197	STORAGE	100.00
198	ENTRANCE	100.00
199	LOBBY	100.00
200	RECEPTION	100.00

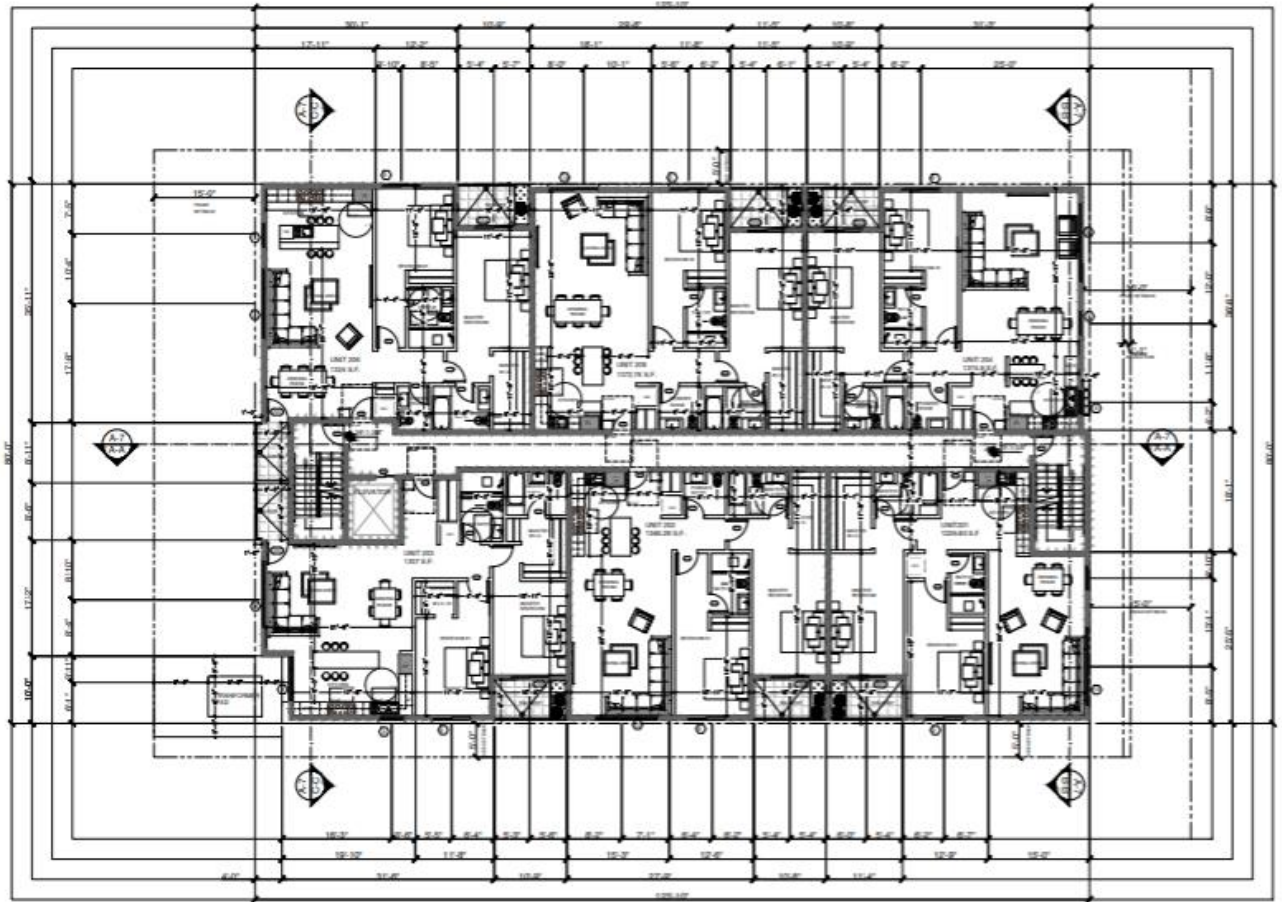


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Second Floor:



SECOND FLOOR PLAN

NOTES:
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2ND FLOOR (8 UNITS)		
UNIT	DESCRIPTION	AREA
201	UNIT 201 (1000)	1,000
202	UNIT 202 (1000)	1,000
203	UNIT 203 (1000)	1,000
204	UNIT 204 (1000)	1,000
205	UNIT 205 (1000)	1,000
206	UNIT 206 (1000)	1,000
207	UNIT 207 (1000)	1,000
208	UNIT 208 (1000)	1,000



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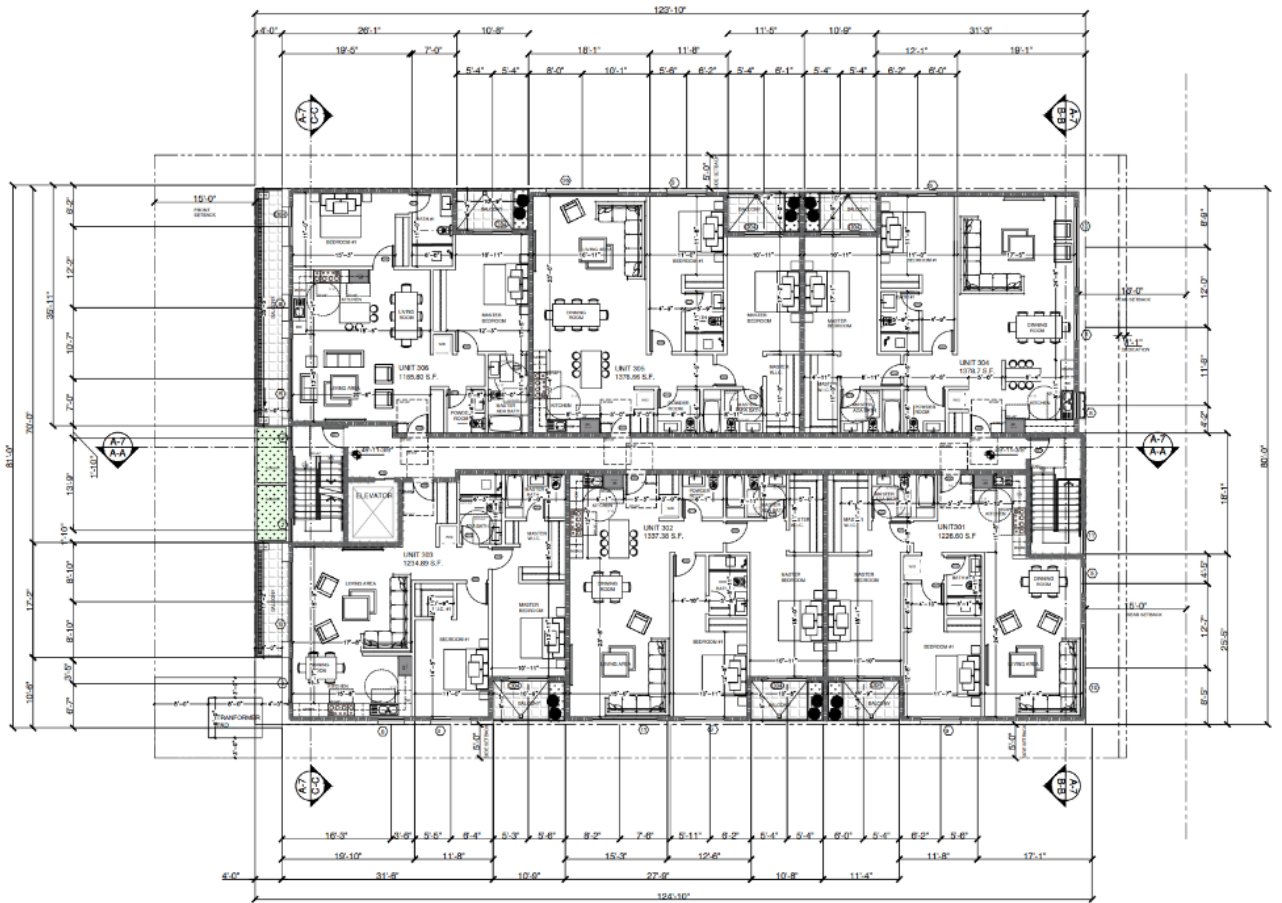
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Third Floor:



THIRD FLOOR PLAN

NOTES:
 1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING BUILDING AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO MAKE ANY CHANGES TO THE EXISTING BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO MAKE ANY CHANGES TO THE EXISTING BUILDING.
 2. ALL NEW CONCRETE SHALL BE CAST IN PLACE AND SHALL BE CURED FOR A MINIMUM OF 7 DAYS BEFORE FINISHES ARE APPLIED.
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3RD FLOOR (6 UNITS)		
UNIT NO.	DESCRIPTION	AREA S.F.
301	2 BR/1.5 BATH	1,024.00
302	2 BR/1.5 BATH	1,024.00
303	2 BR/1.5 BATH	1,024.00
304	2 BR/1.5 BATH	1,024.00
305	2 BR/1.5 BATH	1,024.00
306	2 BR/1.5 BATH	1,024.00
307		



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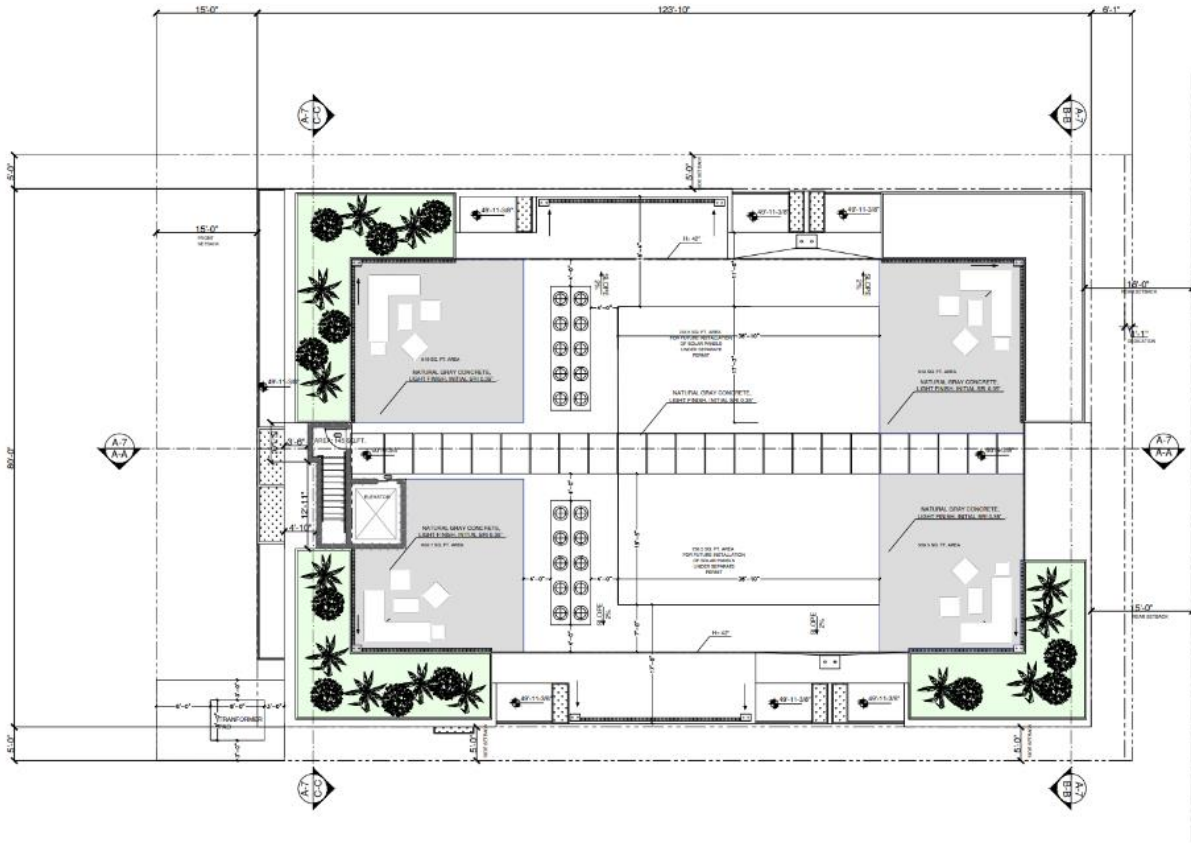
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Rooftop deck:



ROOF PLAN

GREEN BUILDING SOLAR ROOF NOTES:

ROOF AREA:	9192.86	SQ. FT.
15% REQUIRED:	1378.89	SQ. FT.
AREA PROVIDED:	1460	SQ. FT.



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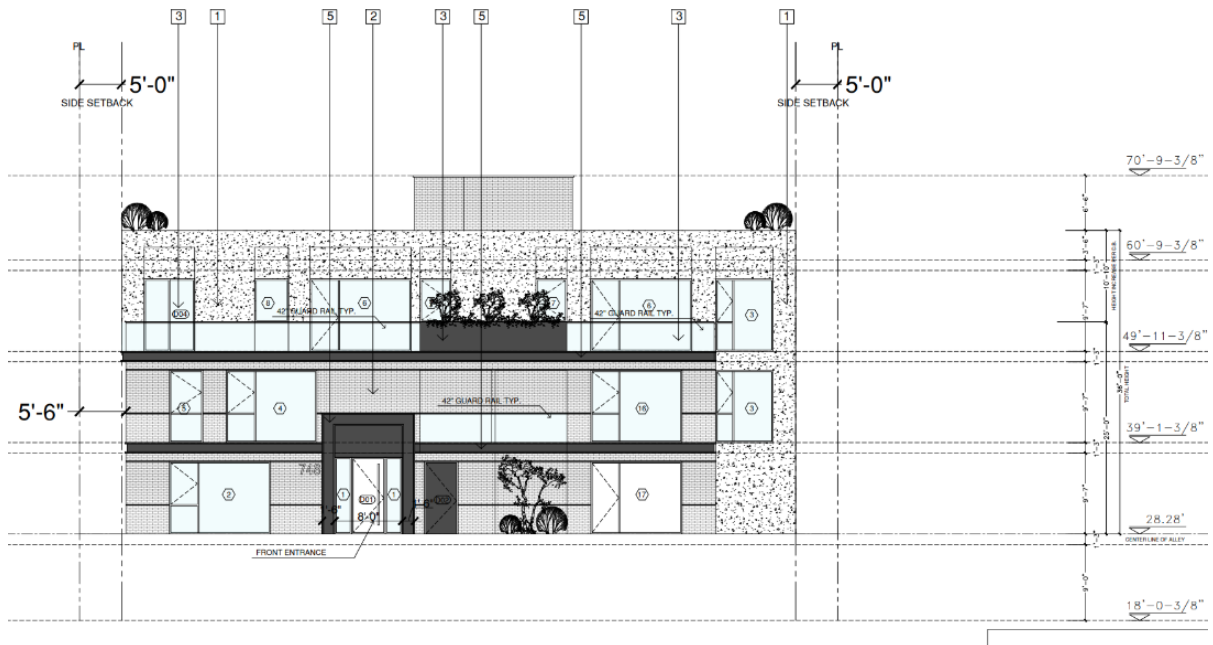
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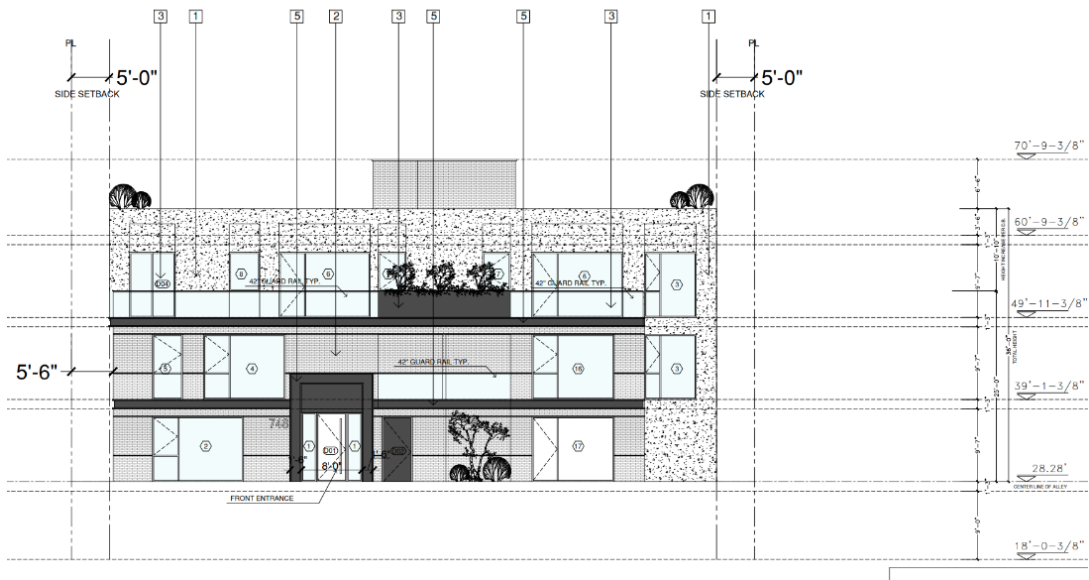


V. Elevations:

Northwest elevation (Front along Flower Ave.):



Southeast Elevation (Rear along Flower Court):





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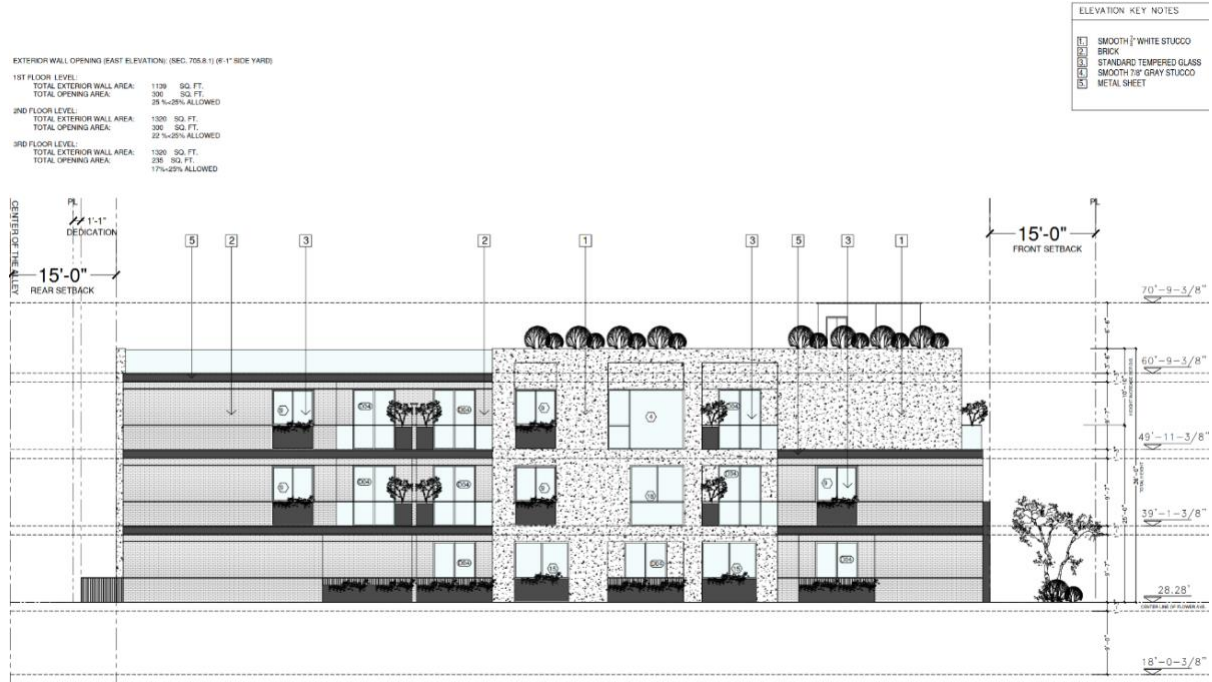
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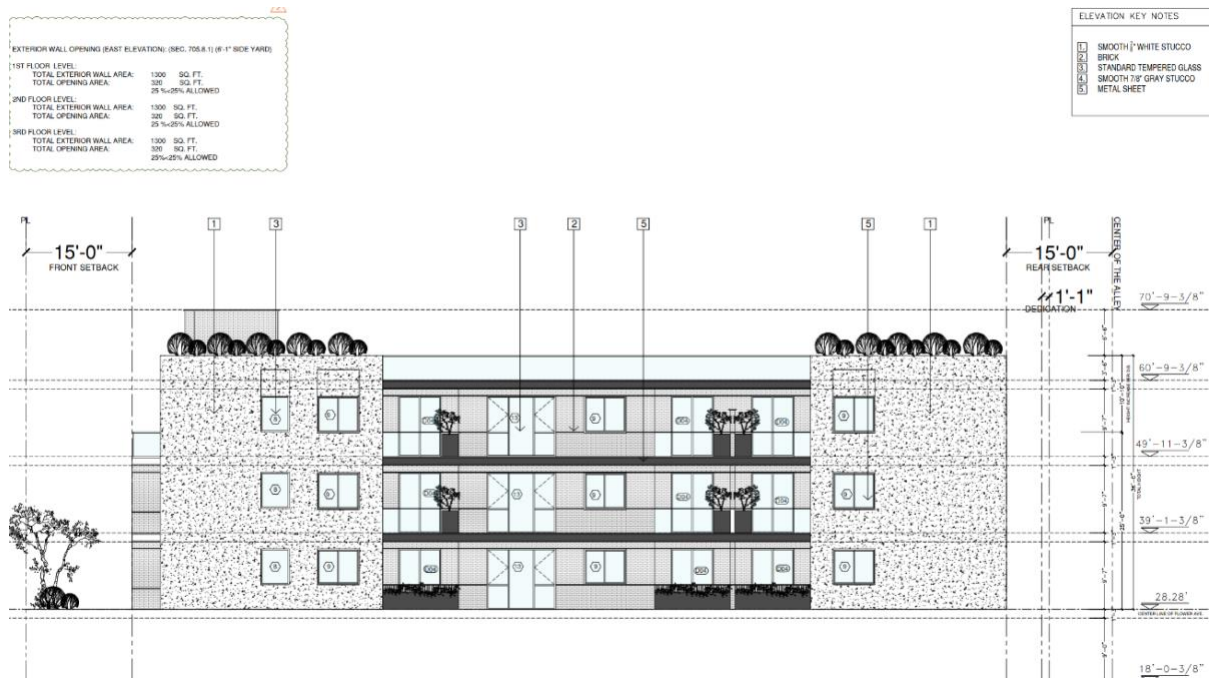
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Northeast elevation (Side along the empty parking lot of Colony):



Southwest elevation:





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VI. **Landscape Plan:** - to follow.