



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 28, 2026

City Case No: DIR-2026-1088-CDP-MEL-HCA

CEQA Case No: ENV-2026-1090-CE

Address of Project: 2918-2922 S. Clune Avenue, Venice, CA 90291
(Southeast Venice Subarea)

Applicant/Property Owner: Michael Tamola and Anita Schillhorn van Veen

Applicant's Representative: Christopher Serpas

Standard of Review: Coastal Act, with certified Land Use Plan (LUP) as guidance (for CDPs); Venice Community Plan; Accessory Dwelling Unit Ordinance

Coastal Zone: Single X or Dual ___ Permit Jurisdiction or East Venice ___

City Hearing: Hearing not yet scheduled

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

LUPC Staff assigned: Gabriel Ruspini

I. Detailed Project Description:

Existing SFD: 854 square feet. New addition to (E) SFD. 511 square foot addition at first floor.

New second floor addition to (E) one story SFD *NFPA-13D FIRE SPRINKLERS THROUGHOUT. 474 square foot addition at second floor. New Roof Deck - no square footage of roof deck indicated on plans. New spiral staircase to provide access to new roof deck.

New ADU addition above (E) one story garage. ADU PER GC 66323(a)(2) *FIRE SPRINKLERS NFPA-13D THROUGHOUT. 354 square foot addition at second floor above (E) garage.

II. Motion:

The Venice Neighborhood Council recommends the City's approval of the project at 2918 Clune Ave, conditioned on planting native trees and plants in the front yard and parkway.

**Moved by Gabriel Ruspini, Seconded by Robin Rudisill
Vote: 7-0-0 (2 absent)**

III. Pros & Cons of Project:

Positive aspects of project:

Additional unit added to the Coastal Zone. No net loss in parking.

Negative aspects of project:

Additions appear awkward. Additions are not integrated into existing structures and read clearly like additions. Proposed roof at addition to (E) SFD may cause issues during precipitation. Proposed spiral staircase not illustrated on elevations.

IV. Neighborhood Outreach/Summary of Community Input:

Applicant indicated that they have spoken to their adjacent neighbors (at 2914 S. Clune Avenue and 2924 S. Clune Avenue) and that neither had an issue with the proposed work. Applicant expressed that the adjacent neighbor at 2914 S. Clune Avenue has made improvements to their residence, and the owner at 2924 S. Clune Avenue is currently in construction of improvements.

Summary of Community Input

Concerns expressed by Neighbors:

None received.

Suggestions from Neighbors:

None received.

V. 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:*

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*

The project **conforms X does *not* conform** with the Coastal Act and LUP policies for parking and Coastal Access because Project does not propose to eliminate any existing parking. Project is within ½ mile of an existing transit stop.

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 X does not conform** with the Coastal Act and LUP policies for Scenic and Visual Qualities because Project is not directly adjacent to the ocean and/or any scenic coastal areas.

3. Environmental Justice Policy (if applicable: yes /no X)

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 X does not conform** with the Coastal Act's Environmental Justice Policies because Project is in a Single Family Residential Zone. Project is not eliminating any units.

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 **very likely not very likely X** to create an adverse cumulative effect or an adverse precedent for other similar projects because proposed project is an addition to existing structures.

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 X would not** protect the Special Coastal Community status of Venice because no lot consolidation is proposed. No roof access structure is proposed. Roof deck enclosure (guardrail) does not exceed the height limit by more than 42 inches.

B. Density Bonus Act (DB)(if applicable: yes /no X)

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:
None
4. The following Waivers of Development Standards are requested:
None.

The project **does X does not** comply with the Density Bonus Act because N/A.

5. Harmonizing of State Density Bonus Act and State Coastal Act
(if applicable: yes /no X)

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 N/A.

6. LUP Policy I.A.13. Density Bonus Applications (if applicable: **yes /no**)

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 N/A.

C. Conditional Use (CU) cite LAMC CU Section _____
(if applicable: **yes /no**)

D. Mello Act (MEL)(if applicable: **yes /no**)
New unit (ADU) being added.

E. Housing Crisis Act (HCA)(if applicable: **yes /no**)

F. Priority Housing Program (PHP)(if applicable: **yes /no**)

G. Add any other applicable entitlements here, such as SPPE (Specific Plan Project Exception), ZAA (Zoning Administrator Adjustment), etc.
No entitlements are being requested.

VI. Existing structure:



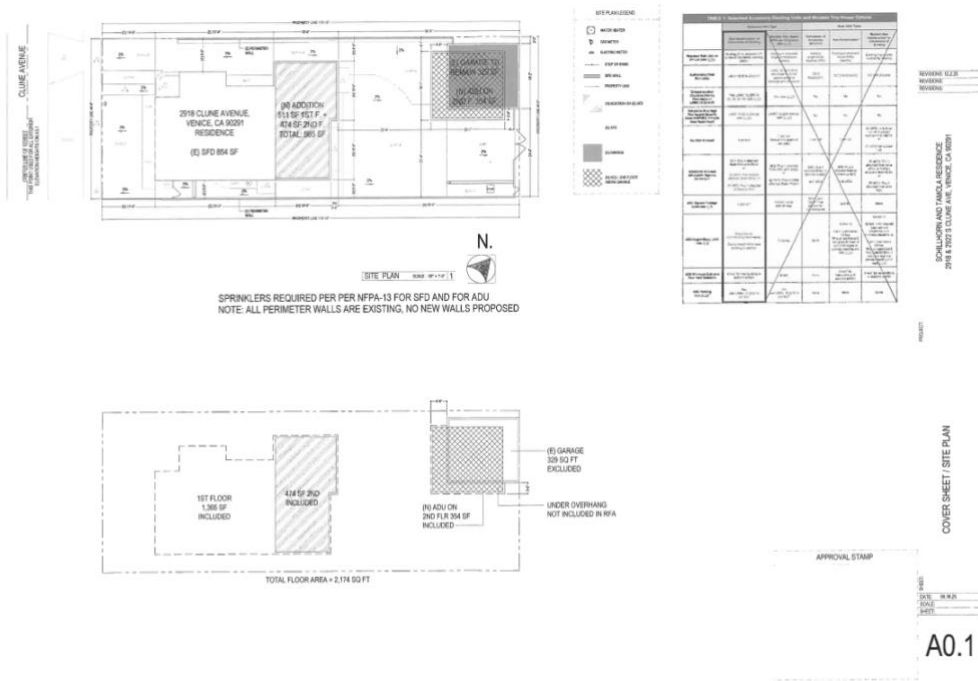
VII. Existing Site Plan:

None provided. LUPC staff observed a structure at the Northeast corner of the lot, attached to the existing detached garage, not represented in any of the project documentation. No permit for said structure was found in the building record.

VIII. Rendering of proposed project:

None provided.

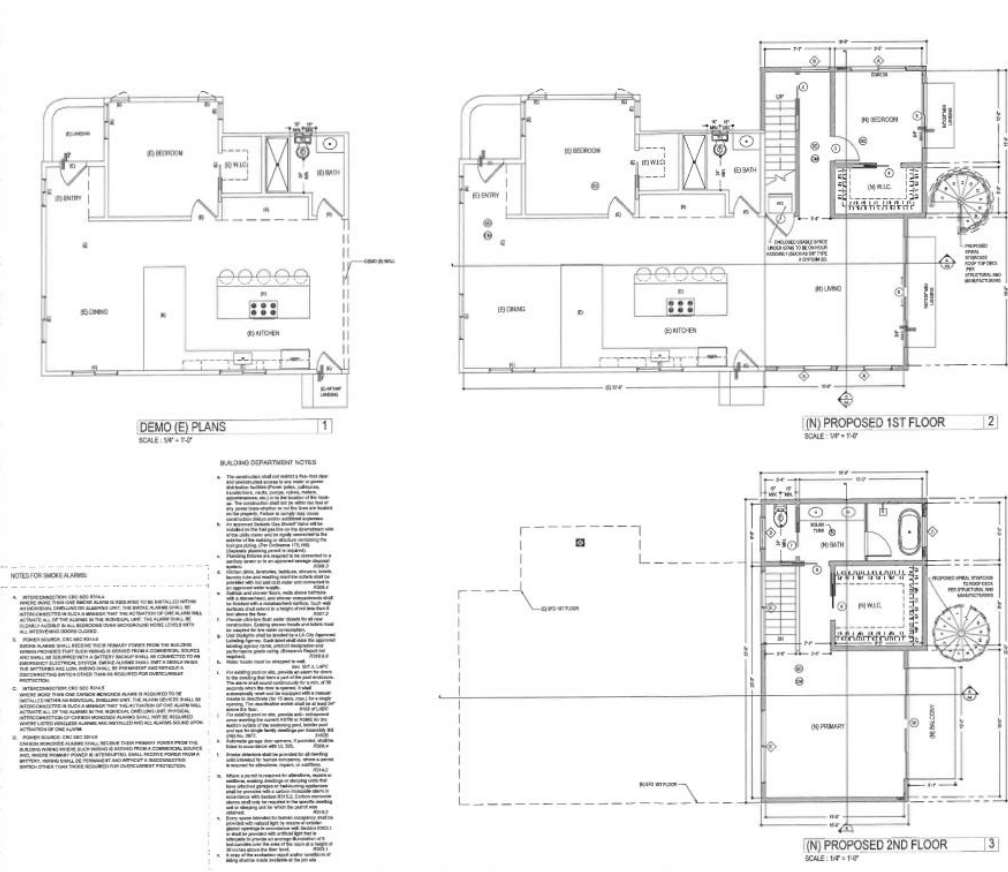
IX. Site Plan:



X. Plot Plan:

None provided.

XI. **Floor Plans:**



PLANS LEGEND

- DEMO
- EXISTING WALL
- +1 HOUR RATED WALL - 10 ETC WALL
- +1 HOUR RATED WALL
- PROPOSED WALL
- WATER CLOSET
- SMOKE EXTRACTOR
- CARBON MONOXIDE DETECTOR
- 30\"/>

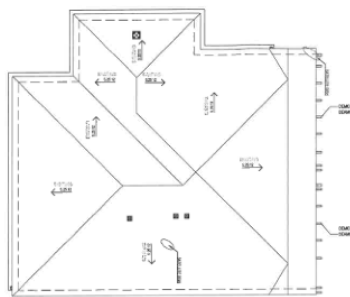
GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VENICE, CALIFORNIA, AND THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF VENICE, CALIFORNIA.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY OF VENICE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
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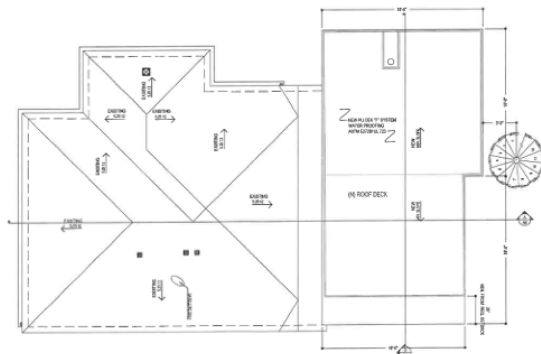
APPROVAL STAMP

DATE: _____
SCALE: _____
SHEET: _____

A2



(E) DEMO ROOF PLAN
SCALE: 1/8" = 1'-0"



PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

ROOF PLAN LEGEND

	EXISTING ROOF DECK	REVISION: 12/26
	EXISTING WALL	REVISION: 12/26
	EXISTING DOOR	REVISION: 12/26
	PROPOSED ROOF DECK	REVISION: 12/26
	PROPOSED WALL	REVISION: 12/26
	PROPOSED DOOR	REVISION: 12/26

- GENERAL NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL ROOF DECKS SHALL BE CONCRETE ON TOP OF STRUCTURAL STEEL.
 3. ALL ROOF DECKS SHALL BE FINISHED WITH 2" POLISHED CONCRETE.
 4. ALL ROOF DECKS SHALL BE FINISHED WITH 1" POLISHED CONCRETE.
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APPROVAL STAMP

DATE: 08/18/25
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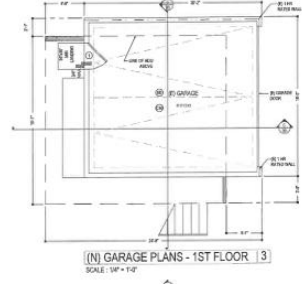
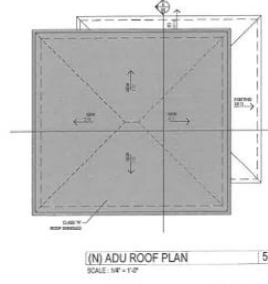
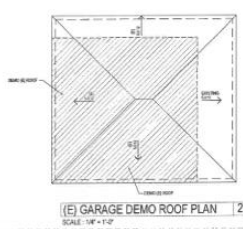
SFD
 (E) ROOF PLAN (DEMO)
 (N) PROPOSED ROOF PLAN
 A2.1

ROOF PLAN LEGEND

- EXISTING ROOF
- EXISTING WALL
- PROPOSED WALL
- PROPOSED ROOF
- DEMOLITION

NOTES FOR GARAGE PLANS:

1. THE GARAGE SHALL BE CONSTRUCTED AS A DETACHED STRUCTURE FROM THE MAIN RESIDENCE. THE GARAGE SHALL BE SEPARATED FROM THE MAIN RESIDENCE BY A MINIMUM OF 10 FEET. THE GARAGE SHALL BE CONSTRUCTED ON A CONCRETE SLAB ON GRADE. THE GARAGE SHALL BE CONSTRUCTED WITH A MINIMUM OF 10 FEET CLEARANCE FROM THE MAIN RESIDENCE. THE GARAGE SHALL BE CONSTRUCTED WITH A MINIMUM OF 10 FEET CLEARANCE FROM THE MAIN RESIDENCE. THE GARAGE SHALL BE CONSTRUCTED WITH A MINIMUM OF 10 FEET CLEARANCE FROM THE MAIN RESIDENCE.
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PLAN LEGEND

- DEMO
- EXISTING WALL
- 1-HOUR RATED WALL - 10101 WALL
- 1-HOUR RATED WALL
- PROPOSED WALL
- WATER CLOSET
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- SPRINKLER ACCESS
- EXHAUST FAN
- KITCHEN EXHAUST FAN NO CW
- DOOR TYPE SYMBOL
- WINDOW TYPE SYMBOL

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VENICE, CALIFORNIA, ORDINANCES AND THE CALIFORNIA BUILDING CODE, 2019 EDITION.
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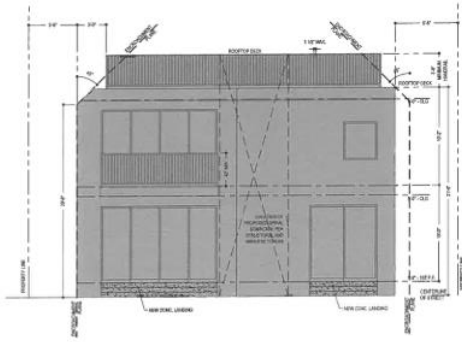
APPROVAL STAMP

DATE: 05.19.20
SCALE: _____
SHEET: _____

SCHLIMM AND PANDA RESIDENCE
 2918 S. 2922 S. CLINE AVE., VENICE, CA 90291
 ADU (E) FLOOR PLAN AND ROOF PLAN (DEMO)
 (N) PROPOSED FLOOR PLAN AND ROOF PLAN
 B1

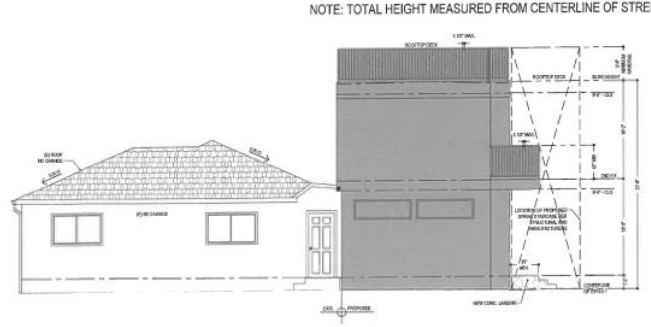
XII. Elevations:

		REVISION: REVISION: REVISION:
EAST ELEVATION SCALE: 1/4" = 1'-0" 2	SOUTH ELEVATION SCALE: 1/4" = 1'-0" 1	SCHILLHORN AND TAMARA RESIDENCE 2518 & 2520 S CLINE AVE, VENICE, CA 90291
		PROJECT
WEST ELEVATION SCALE: 1/4" = 1'-0" 4	NORTH ELEVATION SCALE: 1/4" = 1'-0" 3	SFD EXISTING ELEVATIONS
APPROVAL STAMP <div style="border: 1px dashed black; height: 75px; width: 100%;"></div>		SHEET DATE: 06/20/21 SCALE: DRAWN:
		A3



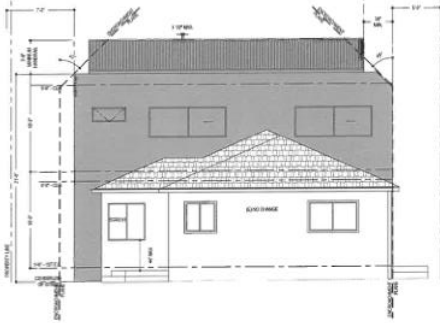
EAST ELEVATION SCALE: 1/4" = 1'-0"

2



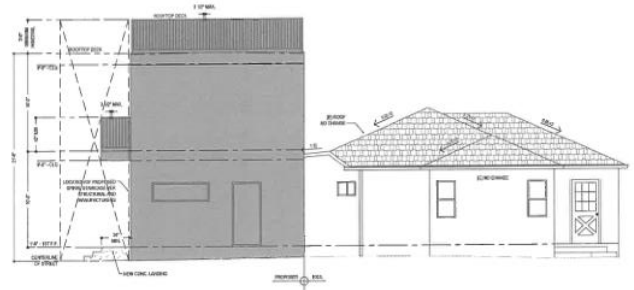
SOUTH ELEVATION SCALE: 1/4" = 1'-0"

1



WEST ELEVATION SCALE: 1/4" = 1'-0"

4



NORTH ELEVATION SCALE: 1/4" = 1'-0"

3

APPROVAL STAMP

REVISION: 03.25
REVISION: 03.25
REVISION:


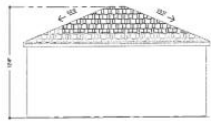

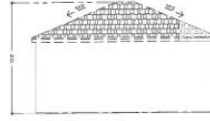

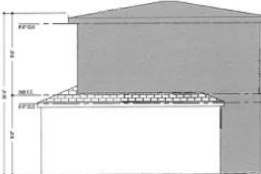
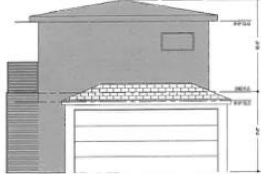
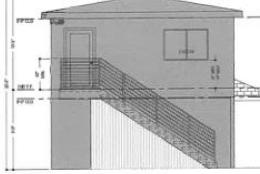
SCULLION AND TANGOLA RESIDENCE
2018 S 2022 S COLINE AVE, VENICE, CA 90291

PROJECT:

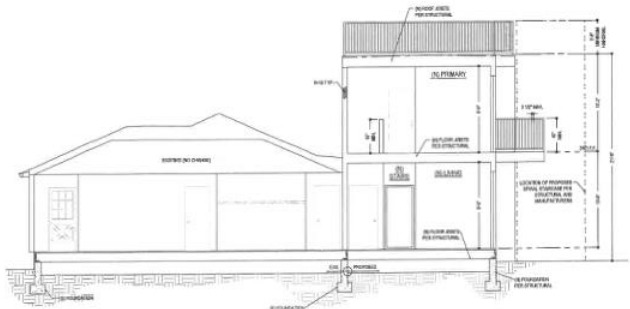
SFD
PROPOSED ELEVATIONS

DATE: 08.16.25
SCALE:
SHEET:

A3.1

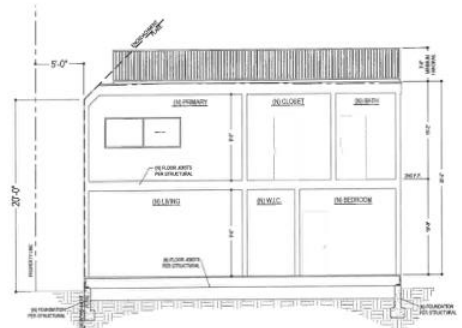
 <p>(E) WEST ELEVATION SCALE: 1/4" = 1'-0" 4</p>	 <p>(E) NORTH ELEVATION SCALE: 1/4" = 1'-0" 3</p>	 <p>(E) EAST ELEVATION SCALE: 1/4" = 1'-0" 2</p>	 <p>(E) SOUTH ELEVATION SCALE: 1/4" = 1'-0" 1</p>	<table border="1"> <tr><td>REVISION</td><td>12/20</td></tr> <tr><td>TITLE</td><td></td></tr> <tr><td>DATE</td><td></td></tr> </table> <p>PROJECT: SCHLHORN AND TAMOLA RESIDENCE 2918 & 2922 S CLINE AVE, VENICE, CA 90291</p>	REVISION	12/20	TITLE		DATE	
REVISION	12/20									
TITLE										
DATE										
 <p>(E) WEST ELEVATION SCALE: 1/4" = 1'-0" 4</p>	 <p>(E) NORTH ELEVATION SCALE: 1/4" = 1'-0" 3</p>	 <p>(E) EAST ELEVATION SCALE: 1/4" = 1'-0" 2</p>	 <p>(E) SOUTH ELEVATION SCALE: 1/4" = 1'-0" 1</p>	<p>PROJECT: ADU (E) ELEVATIONS (N) PROPOSED ELEVATIONS</p> <table border="1"> <tr><td>DATE</td><td>06/18/20</td></tr> <tr><td>SCALE</td><td></td></tr> <tr><td>SHEET</td><td></td></tr> </table>	DATE	06/18/20	SCALE		SHEET	
DATE	06/18/20									
SCALE										
SHEET										
<p>APPROVAL STAMP</p>				<p>B2</p>						

XIII. Sections:



SECTION A SCALE: 1/8" = 1'-0"

REVISOR: DZS
 REVISOR:
 REVISOR:
 SCHILKORF AND TAVOLA RESIDENCE
 2918 & 2922 S CLUNE AVE, VENICE, CA 90291



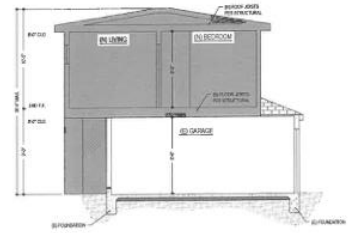
SECTION B SCALE: 1/8" = 1'-0"

APPROVAL STAMP

PROJECT:
 SFD
 SECTIONS

SHEET:
 DATE: 04.16.23
 SCALE:
 SHEET:

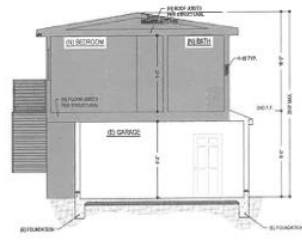
A4



REVISIONS
 NO. DATE BY
 1 11/20/20 11/20/20
 2 11/20/20 11/20/20

SCHILLHORN AND TAMOLA RESIDENCE
 2018 & 2022 S CLINE AVE, VENICE, CA 90291

SECTION C SCALE: 1/4" = 1'-0" 1



PROJECT

ADU + GARAGE
 SECTIONS

SECTION D SCALE: 1/4" = 1'-0" 2

APPROVAL STAMP

DATE: 11/20/20
 SCALE:
 SHEET:

B3