



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--

July 20, 2026

City Case No: [DIR-2026-753-CDP-SPPC](#)

CEQA Case No: [ENV-2026-754-CE](#)

Related City Case No(s):

Address of Project: [11-13 Sunset Ave](#)

Applicant/Property Owner: [Jeremy Blank](#)

Applicant's Representative: [Daniel Ziese \[Company: Ziese Architecture\]](#)

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, ADU regulations](#)

Coastal Zone: [Dual _x_ permit jurisdiction](#)

City Hearing: [Not scheduled](#)

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

LUPC Staff assigned: [Nicole Meyer](#)

I. Detailed Project Description:

The proposed project is a remodel and very small addition to an existing two-story duplex at 11–13 E. Sunset Avenue on a 3,074-square-foot R3-1 zoned lot. The project is located on a walk street opposite an open parking lot.

The existing building, constructed in 1961, contains two residential units totaling approximately 2,614.5 square feet. The project includes interior remodeling of both dwelling units, a 40.5-square-foot second-floor addition, conversion of the existing roof into an occupiable roof deck, and construction of a new exterior spiral staircase at the front of the building to provide roof access. The total floor area will increase to approximately 2,654.5 square feet, and the overall building height will increase from 20 feet 4½ inches to 22 feet 9 inches due to the required roof deck guardrails. The mansard roof element is removed and replaced with rooftop guard rails. The project also includes redoing the front and side yard landscaping, replacing some concrete paving with permeable paving, removing several mature non-native bird of paradise plants, and retaining two non-native cypress trees and large bougainvillea.

No additional dwelling units are proposed, and the project does not alter the existing residential use, building footprint, driveway access, or parking configuration. The property will continue to provide four on-site parking spaces.

The project is currently on hold awaiting completion of missing planning application items.

II. Motion:

The Venice Neighborhood Council (VNC) recommends the City's approval of the project at 11-13 Sunset Ave as proposed

Moved:

Seconded:

Vote: X-X-X (X absent, X recused.

III. Pros & Cons of Project:

Positive aspects of project:

- Remodel and rehabilitation of an existing duplex without increasing or decreasing residential density.
- Modest 40.5-square-foot second-floor addition minimizes changes to the existing building mass.
- Existing parking supply (four on-site spaces) is maintained.
- According to the submitted Neighborhood Character Analysis, the proposed rooftop deck is consistent with similar rooftop decks and rooftop additions on neighboring multifamily properties
- Improvements may extend the useful life of the existing residential building.
- No Roof Access Structure, which would add to the mass of the structure.

Negative aspects of project:

- Proposed rooftop deck and exterior spiral stair at the front may create privacy and overlook impacts on adjacent properties.
- Spiral stair at the front of the building is unusual and no related precedents are identified in neighborhood character analysis.
- No rendering is provided; the overall character of the building will change given the removal of the mansard roof element and replacement with rooftop guardrails.
- Increased building height due to rooftop guardrails may have minor visual impacts, considering the increased visibility of the building frontage from Ocean Front Walk across the opposite parking lot.

IV. 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 project maintains the existing, required **four on-site parking spaces**. The proposal therefore is not expected to adversely affect public coastal access or the availability of parking serving coastal visitors; therefore the project is **consistent with Coastal Act Section 30252**. The project is not eligible for **Assembly Bill 2097** as it is not located within the required radius of the nearest qualifying 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 proposal includes a minor second-floor addition with a rooftop deck and guardrails reaching 22'9", and an exterior spiral staircase at the front of the property. Based on the submitted Neighborhood Character Analysis, similar rooftop decks and rooftop additions are present on neighboring multifamily properties. The project appears to be visually compatible with the surrounding neighborhood character **and is generally consistent with Coastal Act Section 30251**, although LUPC may wish to consider potential visual qualities impacts of the circular stair at the building's frontage along a walk street.

3. Environmental Justice Policy (if applicable: yes ☒)

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 does not increase or decrease the number of dwelling units and does not propose demolition of existing housing. As proposed, the project **does not appear to adversely affect housing opportunities for low- or moderate-income residents** and is generally consistent with the Environmental Justice policies of the Coastal Act.

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 consists of a remodel and minor addition to an existing duplex within an established residential neighborhood. Given its limited scope and the absence of increased residential density,

the project is **not expected to result in significant cumulative impacts** on coastal resources and is consistent with Coastal Act Section 30250(a).

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:

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

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 project is located within the North Venice neighborhood, a designated Special Coastal Community under the Venice Land Use Plan. The proposal retains the existing residential use while introducing a minor second-floor addition, removal of the existing mansard roof in favor of an occupiable rooftop deck with guardrails, and a new exterior spiral staircase located in the front yard. Given the property's location on a walk street near Ocean Front Walk, these alterations are prominent streetscape elements. While the submitted Neighborhood Character Analysis identifies rooftop decks and similar rooftop features on nearby properties, LUPC should consider whether the replacement of the existing roof form and the visibility of the front-yard spiral staircase are compatible with the character of the North Venice neighborhood and consistent with Coastal Act Section 30253(e) and the Venice Land Use Plan policies preserving Venice as a Special Coastal Community.

B. Density Bonus Act (DB)(if applicable): not applicable

C. Conditional Use (CU) cite LAMC CU Section: not applicable

D. Mello Act (MEL)(if applicable: yes x

The project is subject to the Mello Act because it is located within the Coastal Zone. The proposal remodels an existing duplex, includes a minor second-floor addition, and does not increase or decrease the number of dwelling units. Based on the submitted plans, the project appears consistent with the Mello Act's objective of preserving the existing supply of residential housing.

E. Housing Crisis Act (HCA): not applicable

F. Priority Housing Program (PHP): not applicable

G. Add any other applicable entitlements here, such as SPPE (Specific Plan Project Exception), ZAA (Zoning Administrator Adjustment), etc. : none identified

Photos of existing:

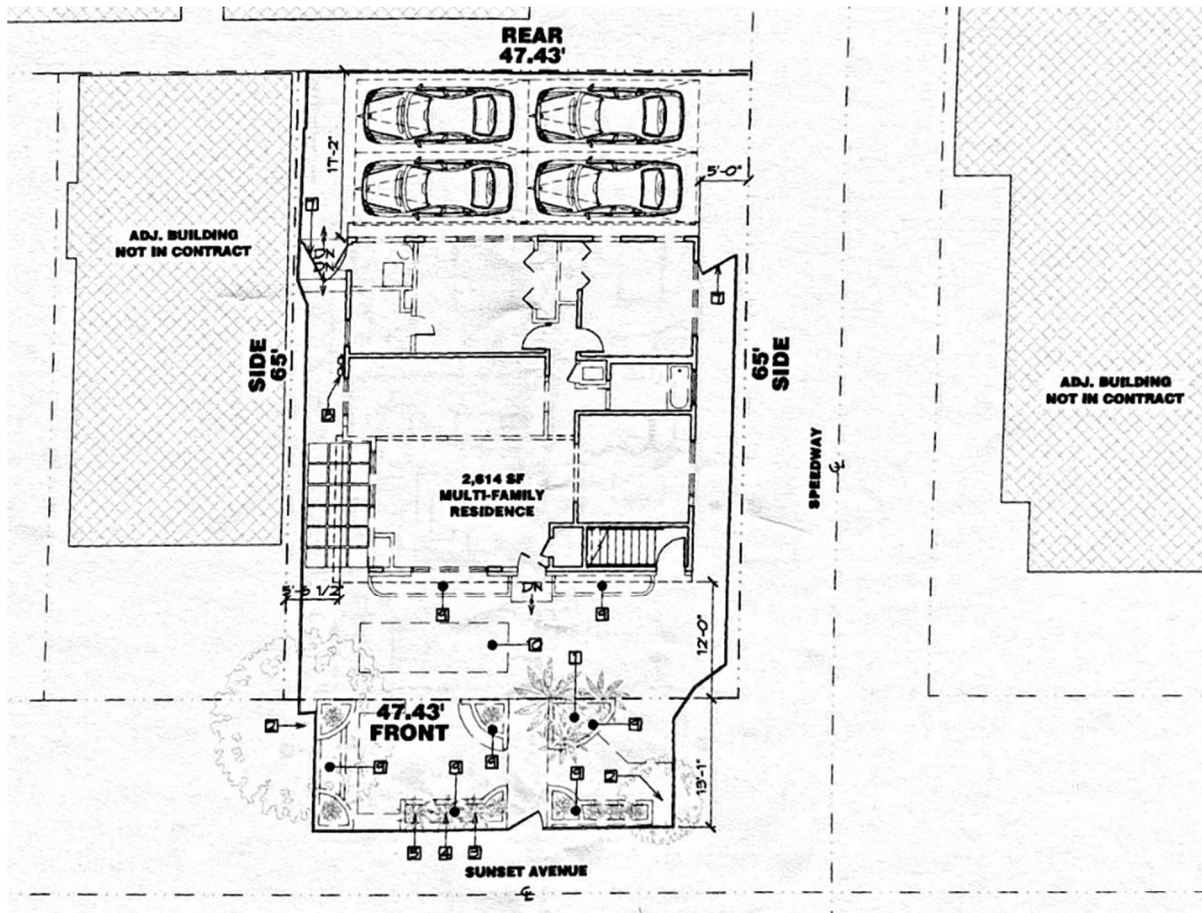


View of building frontage from Sunset Ave parking lot.



View of East elevation along Speedway Ave.

I. Existing Site Plan:



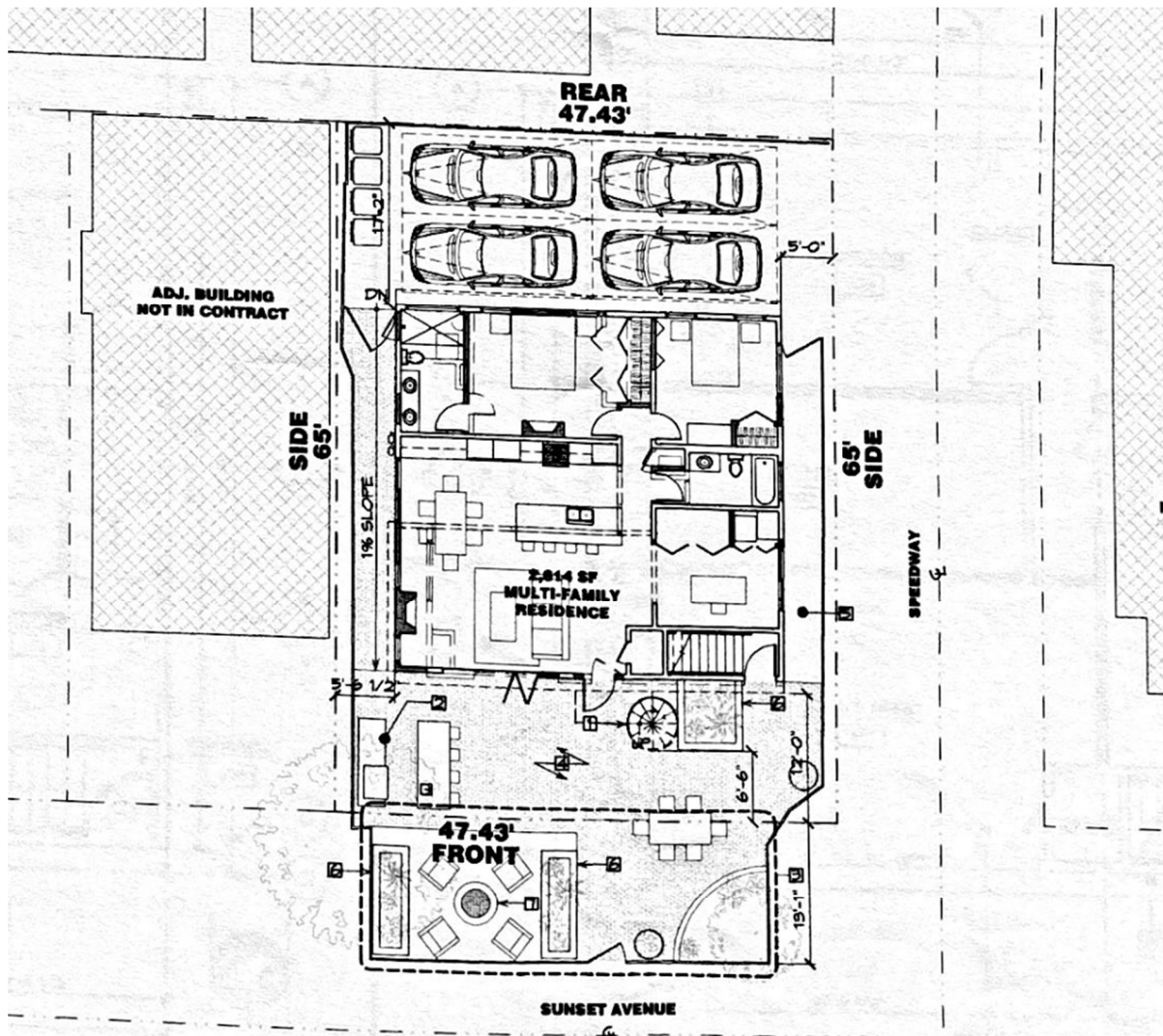
KEYNOTES

- 1 (E) GIANT BIRD OF PARADISE TO BE REMOVED
- 2 (E) MONTEREY CYPRUS TO REMAIN (ON NEIGHBORING PROPERTY)
- 3 (E) GIANT BIRD OF PARADISE TO BE REMOVED
- 4 (E) GIANT BIRD OF PARADISE TO BE REMOVED
- 5 (E) GIANT BIRD OF PARADISE TO BE REMOVED
- 6 (E) GIANT BIRD OF PARADISE TO BE REMOVED
- 7 (E) BOUGAINVILLEA TO REMAIN
- 8 (E) GATE
- 9 (E) UTILITY METERS
- 10 (E) PLANTER TO BE REMOVED
- 11 (E) TURF TO BE REMOVED

II. **Renderings of proposed**

None provided.

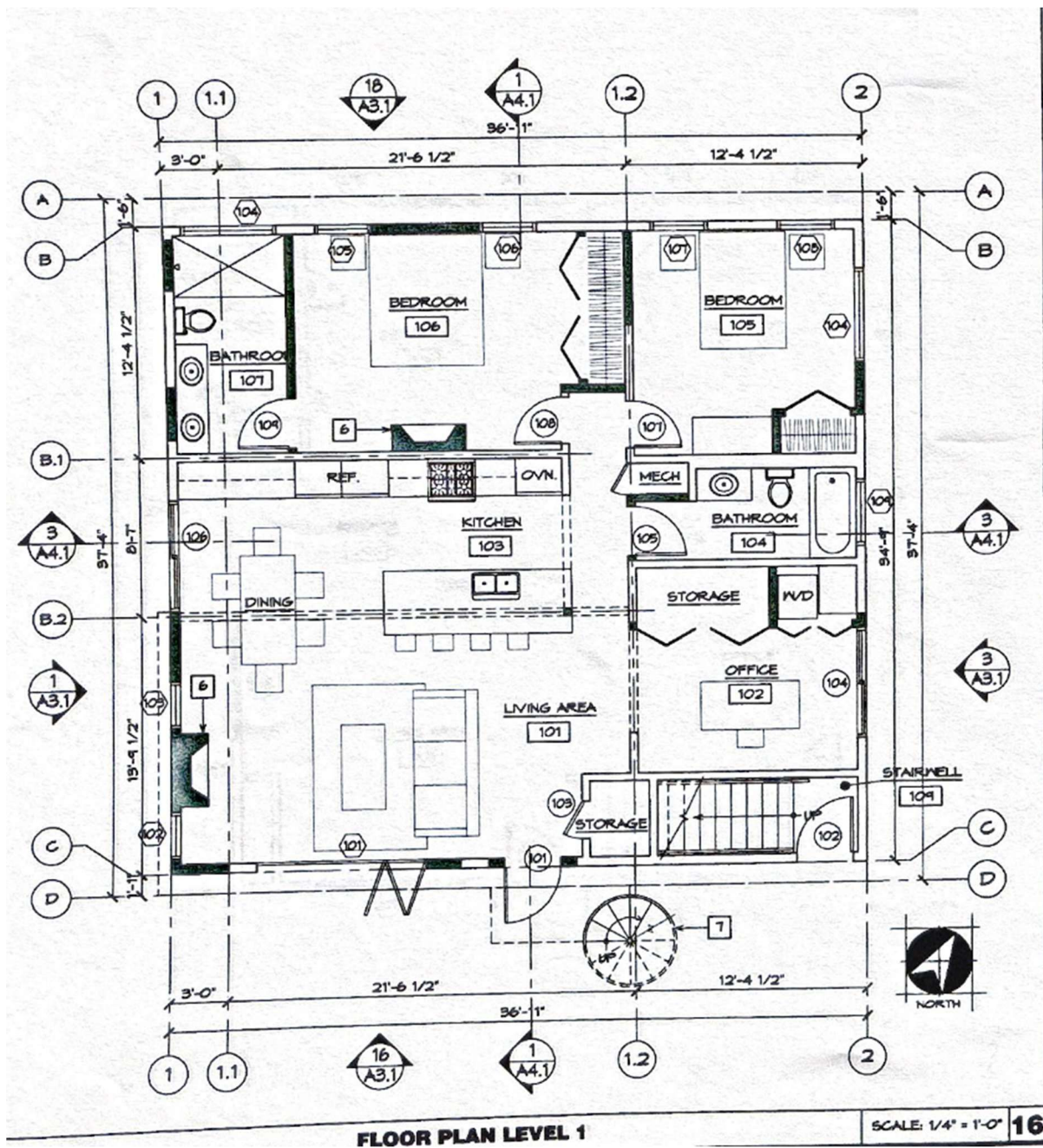
III. Site Plan:

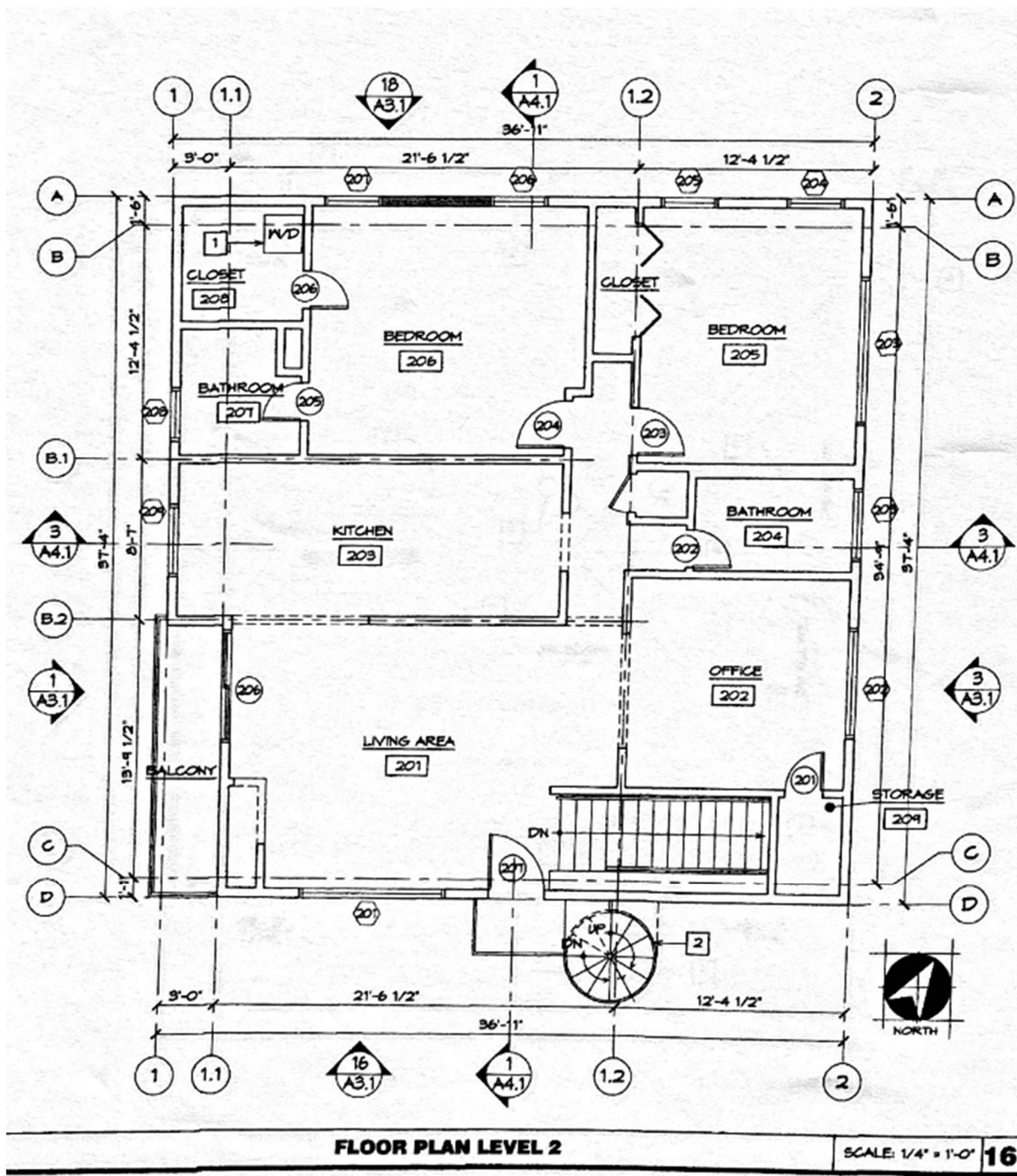


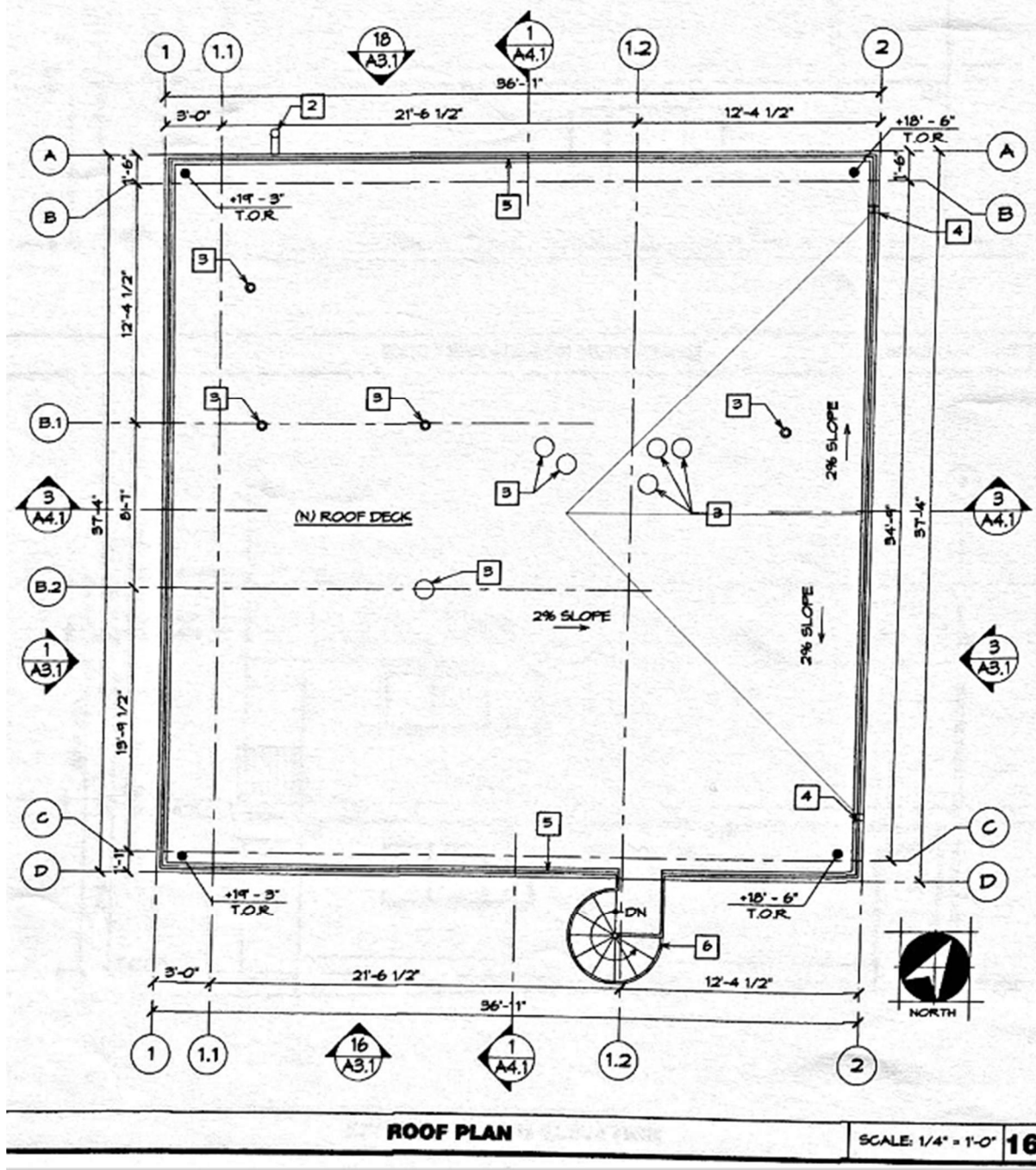
KEYNOTES

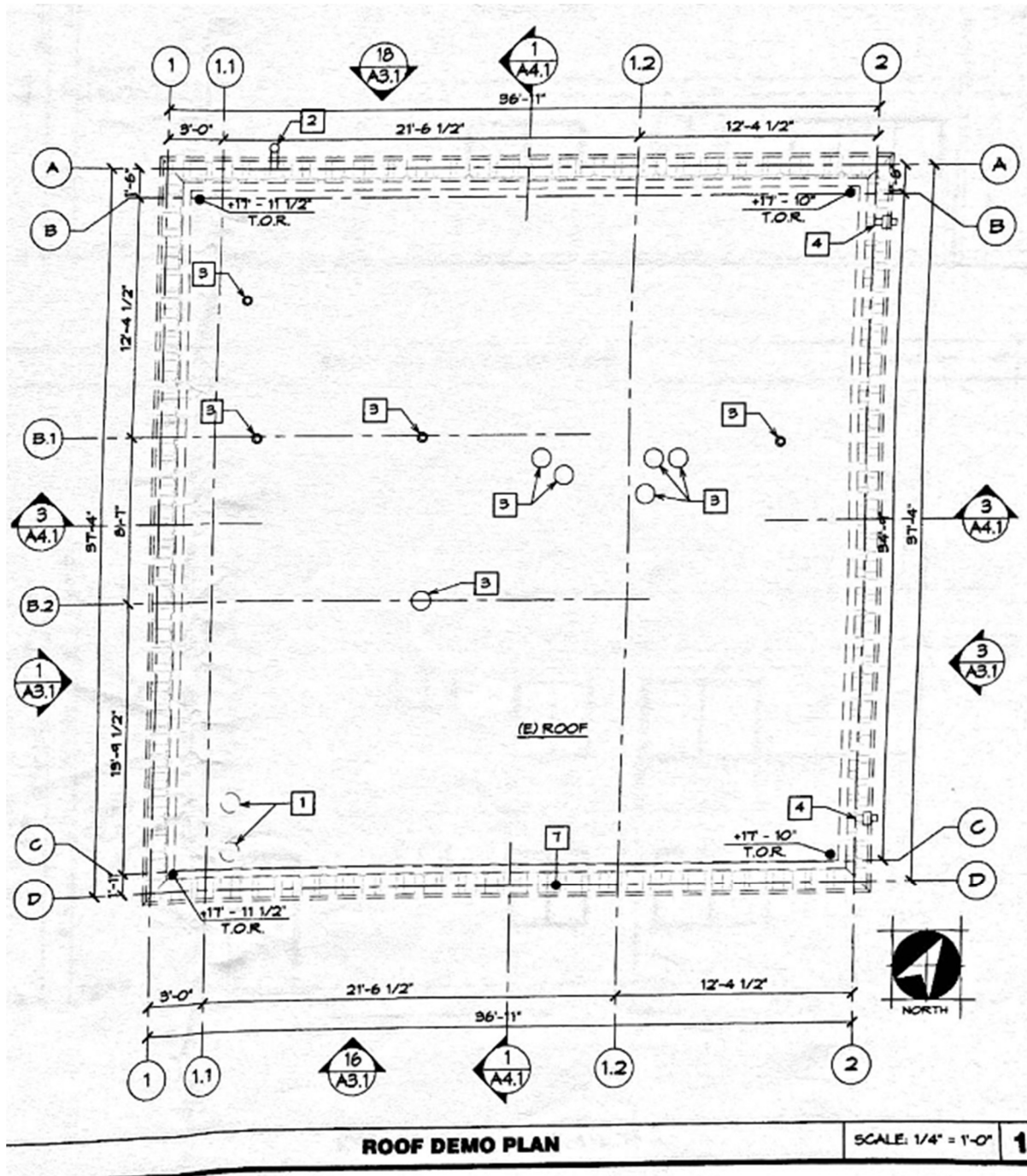
- 1 (N) SPIRAL STAIRCASE
- 2 (N) OUTDOOR GRILL AND ISLAND
- 3 (E) FENCE AND (N) OVER PL
- 4 (N) PERMEABLE PAVING
- 5 (E) CONCRETE PAVING
- 6 (N) PLANTER
- 7 (N) FIREPIT

IV. Floor Plans:

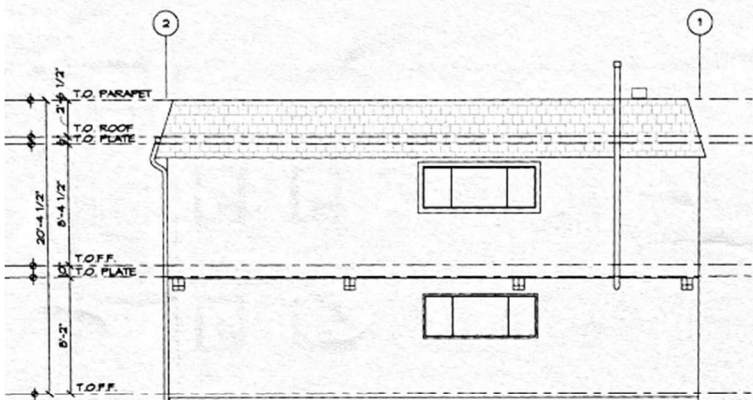






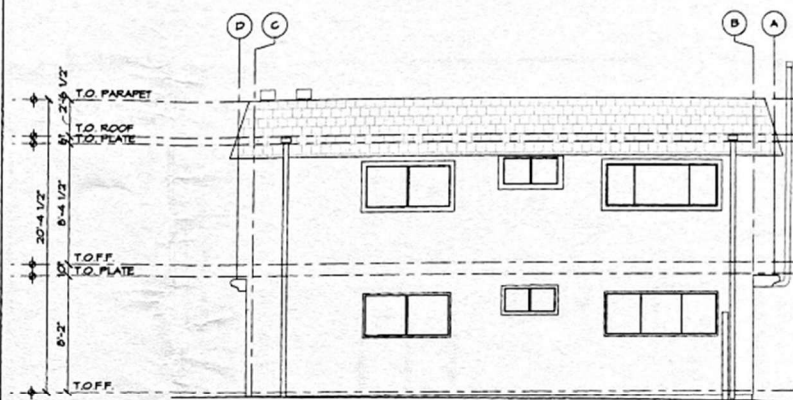


V. Elevations:



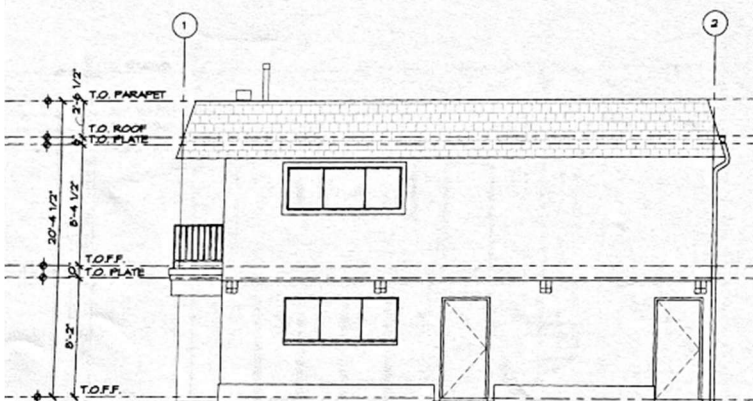
EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-0" 18



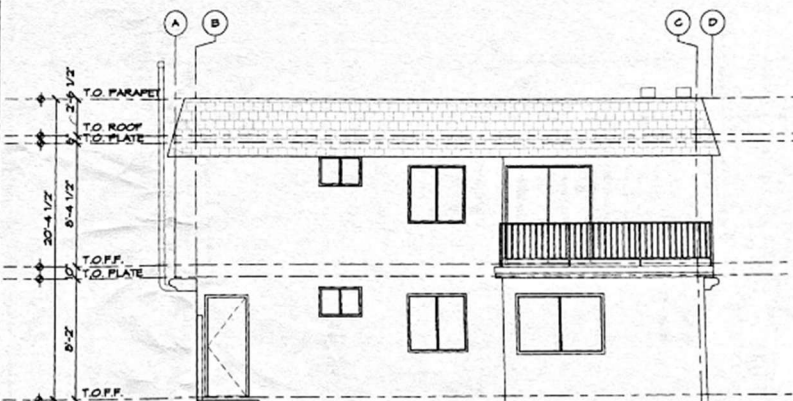
EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-0" 3



EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'-0" 16



EXISTING WEST ELEVATION

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

