



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

Draft

08/11_2026

City Case No:	DIR-2026-3865-CDP
Related City Case No(s):	ENV-2026-3867-EAF
Address of Project:	802 E Superba Avenue / at Oakwood Avenue
Applicant/Property Owner:	802 Superba LA, LLC
Applicant's Representative:	Vaishali Makim / Makim Architecture vm@makimarchitecture.com
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:	Not available / Case on hold
Email for City Planner:	Ira Brown ira.brown@lacity.org
LUPC Staff assigned:	David Turnbull davidturnbull.lupc@gmail.com

I. Detailed Project Description:

Remodel of existing single story SFD + Garage with a total floor area of 1,140 sq ft, adding an additional floor to both structures to create a two story SFD, with a pool and spa + 2 car garage, total floor area — 2,360 sq.ft. arranged as a walled compound with two buildings creating a variety of interstitial gardens with native planting, replacing existing non-native trees that would be disturbed by construction works.

II. Proposed Motion:

The Venice Neighborhood Council recommends the City's approval of the project at 802 E Superba Avenue as proposed.

Moved by XXX, Seconded by XXX

Vote: X-X-X (X absent)

III. Pros & Cons of Project:

Positive aspects of project:

The proposed project is an attractive Spanish Colonial Revival walled compound including a two story house with first floor arched window and door openings, and upper level rectangular openings set within walls with a stucco finish, with pan-tiled roofs and a distinctive circular stair tower, providing a multitude of small, shaded, verdant, garden rooms, including a pool and native planting (species selected from the 'Venice Best Practices Native Plants List' provided to the owner and their architect). The project recalls, simultaneously, the mythology of Los Angeles' Spanish origins, the Ranchos of La Ballona, Agua de la Centinela and San Vicente de Santa Monica, locally, and the ephemeral flamboyance of Hollywood, at large, embodied in 'Ideal Homes in Garden Communities' (1915), by Walter S. Davis et al. that celebrated '... the promise of a sublime existence in a sun-drenched Garden of Eden', and the example established by Arthur and Nina Zwebell in West Hollywood in the 1920s.

It is worth noting that Los Angeles is losing many exemplary Spanish Colonial Revival buildings, and the investment in historical continuity that this project represents should be welcomed. The architect has confidently embraced the spirit of an architecture, that Reyner Banham recognised as elusive but ever-present, and the imperative, announced in the canonic, 'Courtyard Housing in Los Angeles' (1982), by Stefanos Polyzoides, Roger Sherwood & James Tice, with photography by Julius Shulman, that was written 'against the practice of architecture as a matter of narrow and arbitrary self expression'.

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.

The owner posted all required notices, in prominent locations, in a timely manner.

Summary of Community Input

Favorable comments from Neighbors:

None

Concerns expressed by Neighbors:

None

Suggestions from Neighbors:

None

V. Findings re. Entitlements:

For your use in determining the entitlements, here is the link to the City Planning Prefix (approving entity) and Suffix (entitlements) Report where you can look up the City Case No. coding abbreviations:

<https://planning.lacity.gov/resources/prefix-suffix-report>

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.

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.

The project conforms with the Coastal Act and LUP policies for Scenic and Visual Qualities because it enhances the visual quality of the neighborhood. In tandem with other two story buildings under construction nearby - opposite and in other locations along Superba Avenue, it establishes an attractive corner condition and generally improves the appearance of the 800 block.

3. Environmental Justice Policy (if applicable)

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)

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* likely to create an adverse cumulative effect or an adverse precedent for other similar projects — and may actively contribute to the reassessment of the contribution made by Venice's few remaining Spanish Colonial Revival houses — specifically the courtyard type, in relation to both 'ancestral' historical continuity and environmental common sense.

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 makes a significant contribution to the texture and fabric of the neighborhood – reviving a long tradition of Spanish eclecticism.

B. Density Bonus Act (DB) - Not applicable

C. Mello Act (MEL) - Not applicable

D. Housing Crisis Act (HCA) - Not applicable

A photograph of a small, single-story house with green siding and a yellow roof, partially obscured by palm trees and a fence. A pink gate with the number 802 is visible. The house is situated on a street corner with a blue sky and a clear view of the surrounding area.

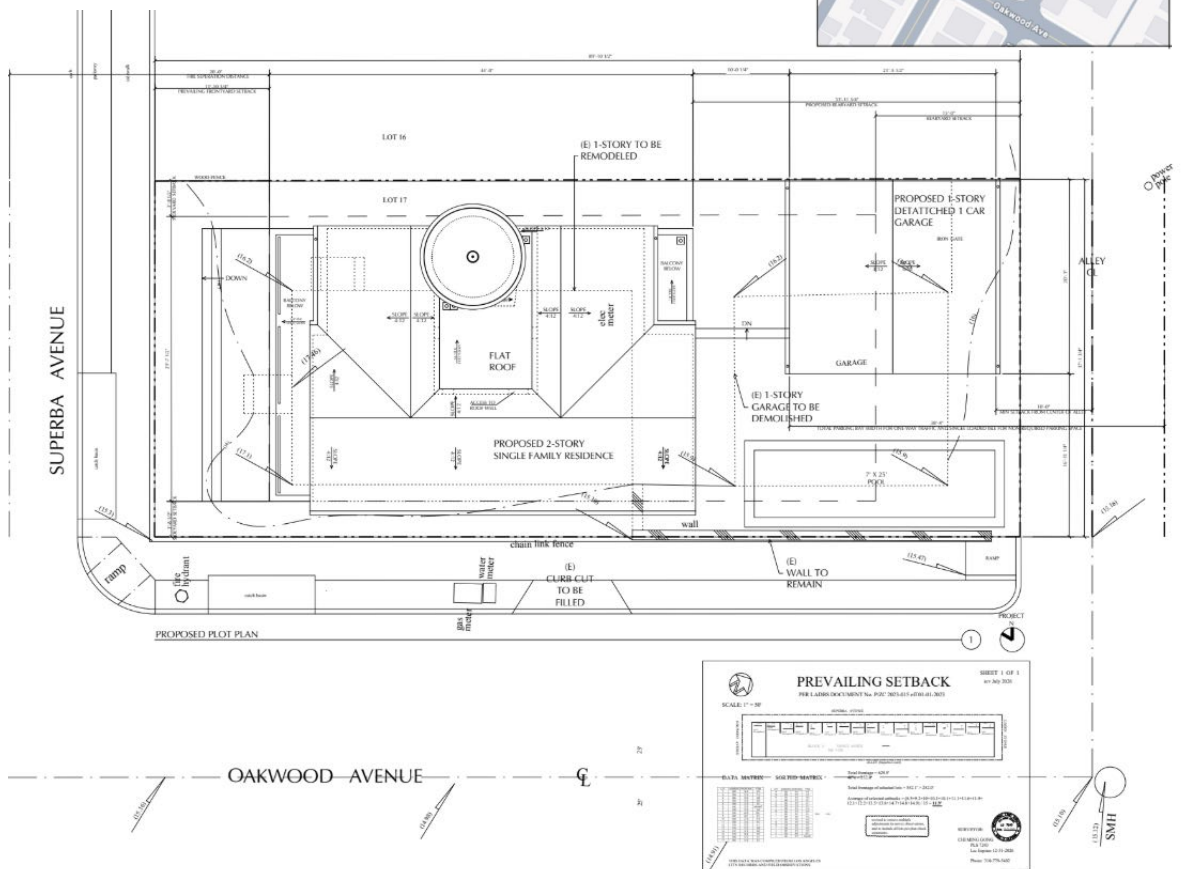
VICINITY MAP

PROJECT LOCATION

Oakwood Ave

Superior Ave

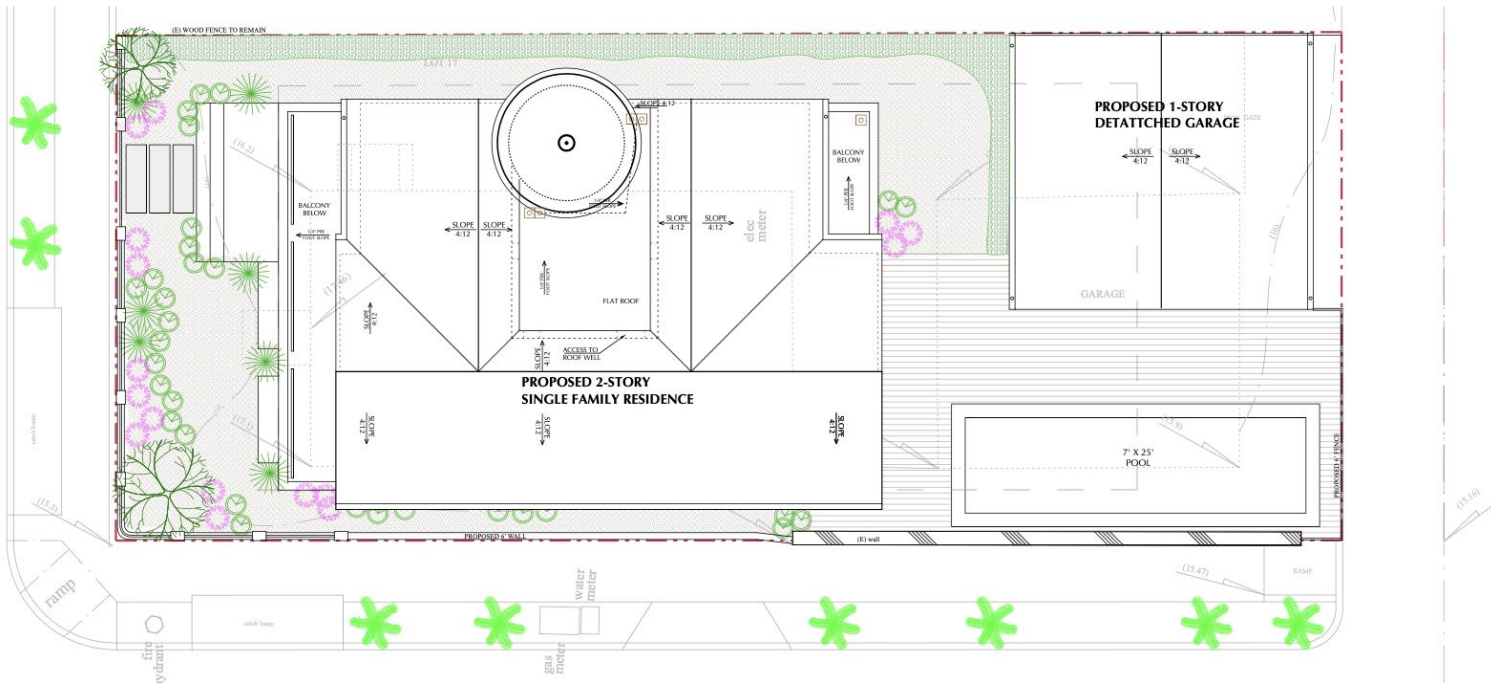
Maple St



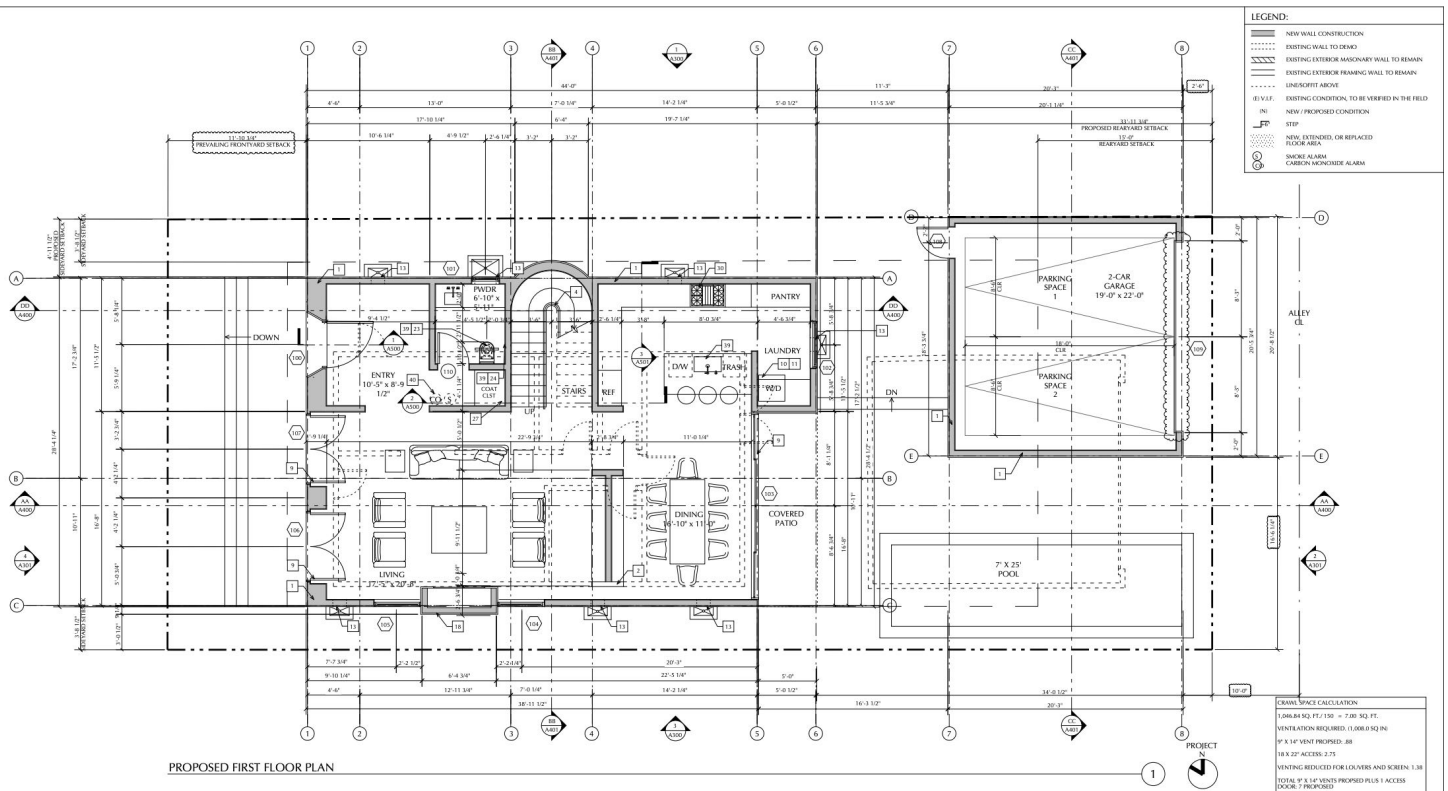
VIII. Rendering of proposed project:

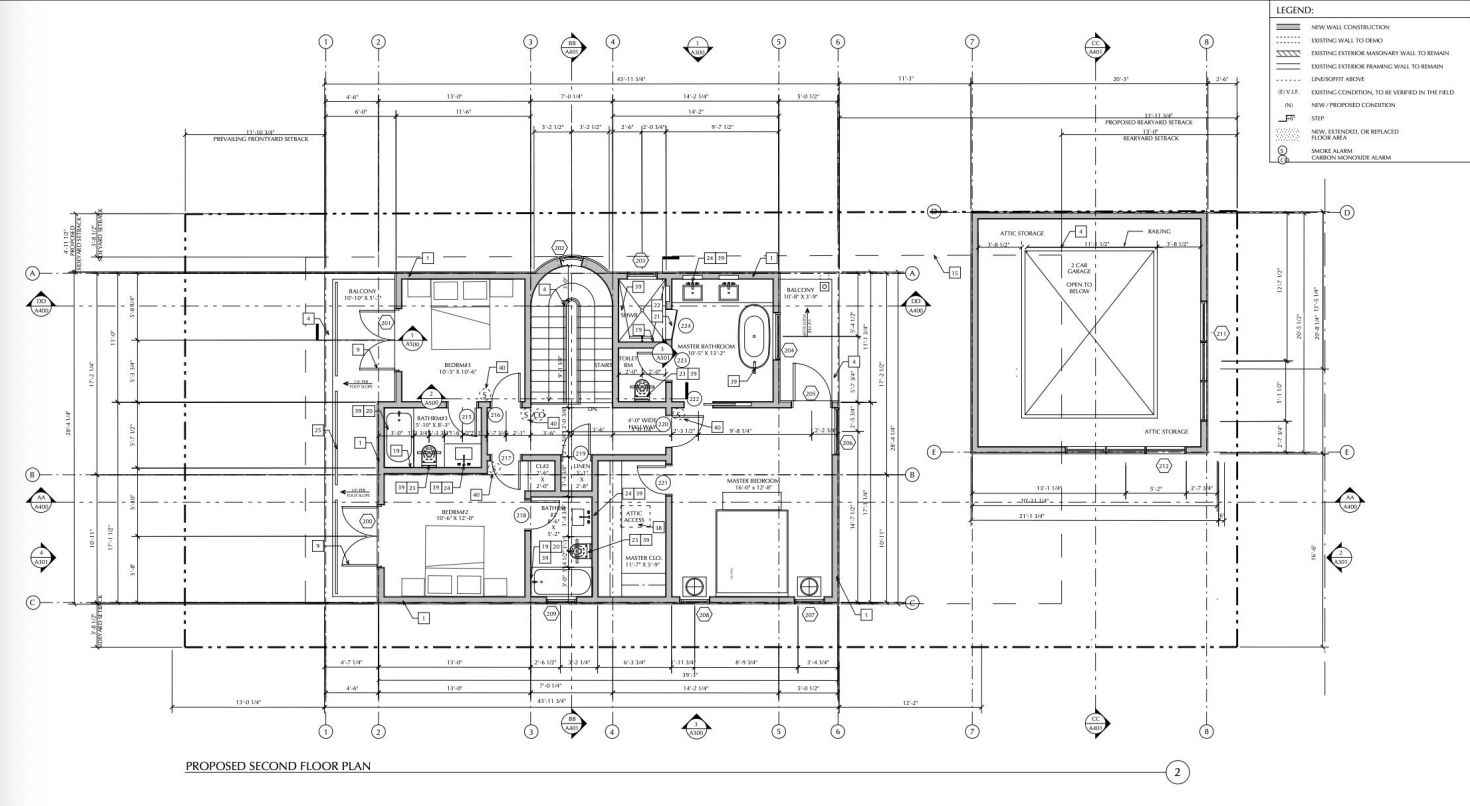


IX. Site Plans / including proposed native planting:



X. Floor Plans:

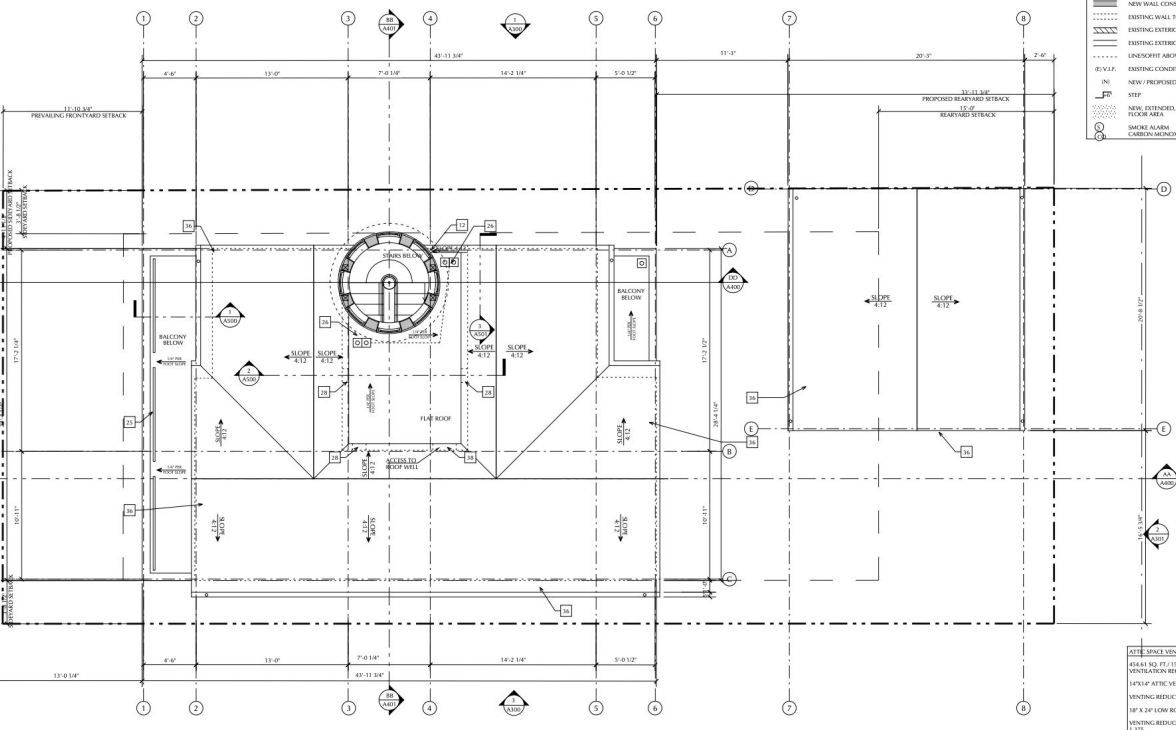




PROPOSED SECOND FLOOR PLAN

2

- ROOF PLAN NOTES**
- ROOF SLOPE**
1. ROOF SLOPES ARE SHOWN DIRECTLY ON ROOF PLAN OR DRAINAGE.
 2. ALL FLAT ROOFS AND BALCONIES SHALL HAVE A MINIMUM OF 2% TOWARD DRAIN. IN THE ABSENCE OF SLOPES SHOWN ON STRUCTURAL DRAWINGS, ROUGH CARPENTER SHALL PROVIDE REQUIRED SLOPING. BLEND ROOF SHEETING TO ALLOW FOR PROPER SLOPE TO DRAIN.
 3. NO OBSTACLE SHALL PREVENT WATER FLOW TOWARD DRAIN. ALL FLAT ROOFS TO BE BUILT UP CLASS "A" TO TIE DOWN ANCHORED BETWEEN OR APPROVED EQUAL.
- GUTTERS AND ROOF DRAINS**
- GUTTERS SHALL BE CONSTRUCTED OF 18 GAUGE COPPER WITH 1/2" EXPANSION JOINTS EVERY 10 FEET MAXIMUM.
- GUTTERS SHALL SLOPE 1/8" PER FOOT TOWARD RAIN WATER LEADER.
- DOWNSPUTS SHALL BE SIZED TO ACCOMMODATE 1" PER HOUR OF RAINFALL UNLESS OTHERWISE NOTED. DOWNSPUTS ARE TO BE LOCATED IN SHOWN ON ROOF PLAN.
- DOWNSPUTS AT FLAT ROOFS SHALL BE A MINIMUM OF 4" DIAMETER WITH CORROSION DRAIN.
- PROVIDE DOWNSPUT BASKET AT EACH RAIN WATER LEADER AND ROOF DRAIN.
- CONTRACTOR SHALL TEST ALL CONCEALED DOWNSPUTS OVERHANG PREPARED FOR WATER LEAKAGE PRIOR TO CLOSING UP BUILDING AND SHALL PROVIDE A 10 YEAR WARRANTY AGAINST LEAKAGE.
- ROOF DRAINAGE TO BE CONNECTED TO EXISTING CITY APPROVED DRAINAGE DEVICE. ALL RAIN WATER TO BE DIRECTED TO STREET OR APPROVED OUTLET.
- COMBINATION ROOF DRAIN AT FLAT ROOF, SEE DETAIL 10.1.
- ROOF PENETRATION**
1. VENTS AT FLAT ROOF AND ROOF STACKS SHALL PROJECT ABOVE ROOF BY THE MINIMUM DISTANCE REQUIRED BY APPLICABLE CODES AND SHALL BE LOCATED IN AREAS NOT VISIBLE FROM STREET. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
 2. ALL VENTS AND ROOF STACKS TO HAVE RAIN PROTECTION CAPS.
 3. CONTINUOUS WATERPROOFING AT ALL ROOF PENETRATIONS SHALL BE PROVIDED WITH FIRE RATED RUBBER FLASHING AND 2x2x2 COPPER FLASHING AND GUTTER FLASHING. ALL JOINTS AT SHEET METAL SHALL BE CAULKED.
 4. COLOR OF ALL EXPOSED VENTS AND ROOF STACKS TO MATCH ADJACENT ROOF MATERIAL, UNLESS DIRECTED OTHERWISE BY ARCHITECT.
 5. ADD SELF-ANCHERING MODIFIED BITUMEN EXTENDING 2" PAST VENT AT ALL VENTS, RADIAL WALLS, CHIMNEYS, TOPS OF WALLS AND TRANSITION AREAS.



PROPOSED ROOF PLAN

3

- LEGEND:**
- NEW WALL CONSTRUCTION
 - EXISTING WALL TO REMAIN
 - EXISTING EXTERIOR MASONRY WALL TO REMAIN
 - EXISTING EXTERIOR FRAMING WALL TO REMAIN
 - LINEWORK ABOVE
 - EXISTING CONDITION, TO BE VERIFIED IN THE FIELD
 - NEW PROPOSED CONDITION
 - STOP
 - NEW, EXTENDED, OR REPLACED FLOOR AREA
 - SMOKE ALARMS
 - CARBON MONOXIDE ALARMS

- LEGEND:**
- NEW WALL CONSTRUCTION
 - EXISTING WALL TO REMAIN
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ATTIC SPACE VENTILATION CALCULATION

GROSS SQ. FT. / 150 = 3.03 SQ. FT.

VENTILATION REQUIRED = 3.03 SQ. FT.

1/4" x 6" ATTIC VENT PROPOSED = 1.16

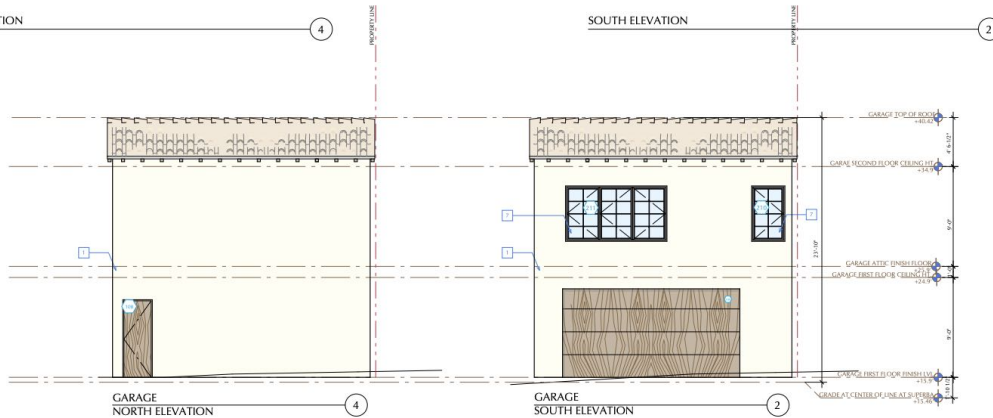
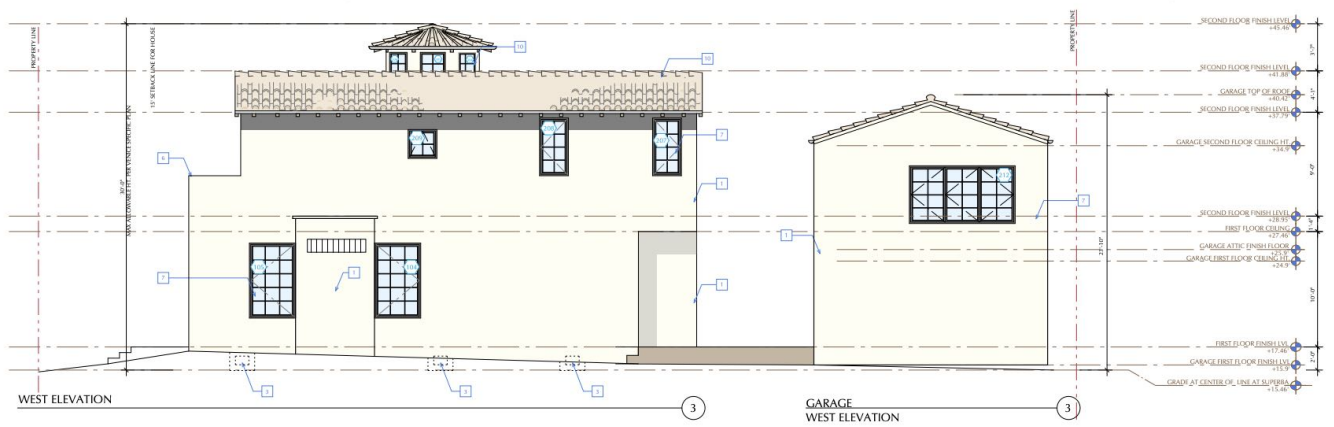
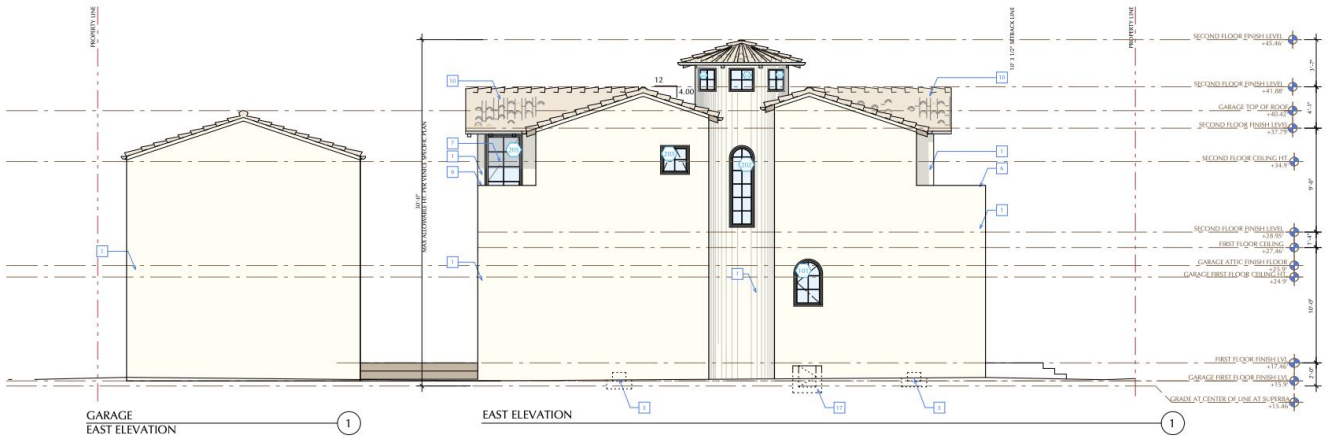
VENTING REDUCTION = .68

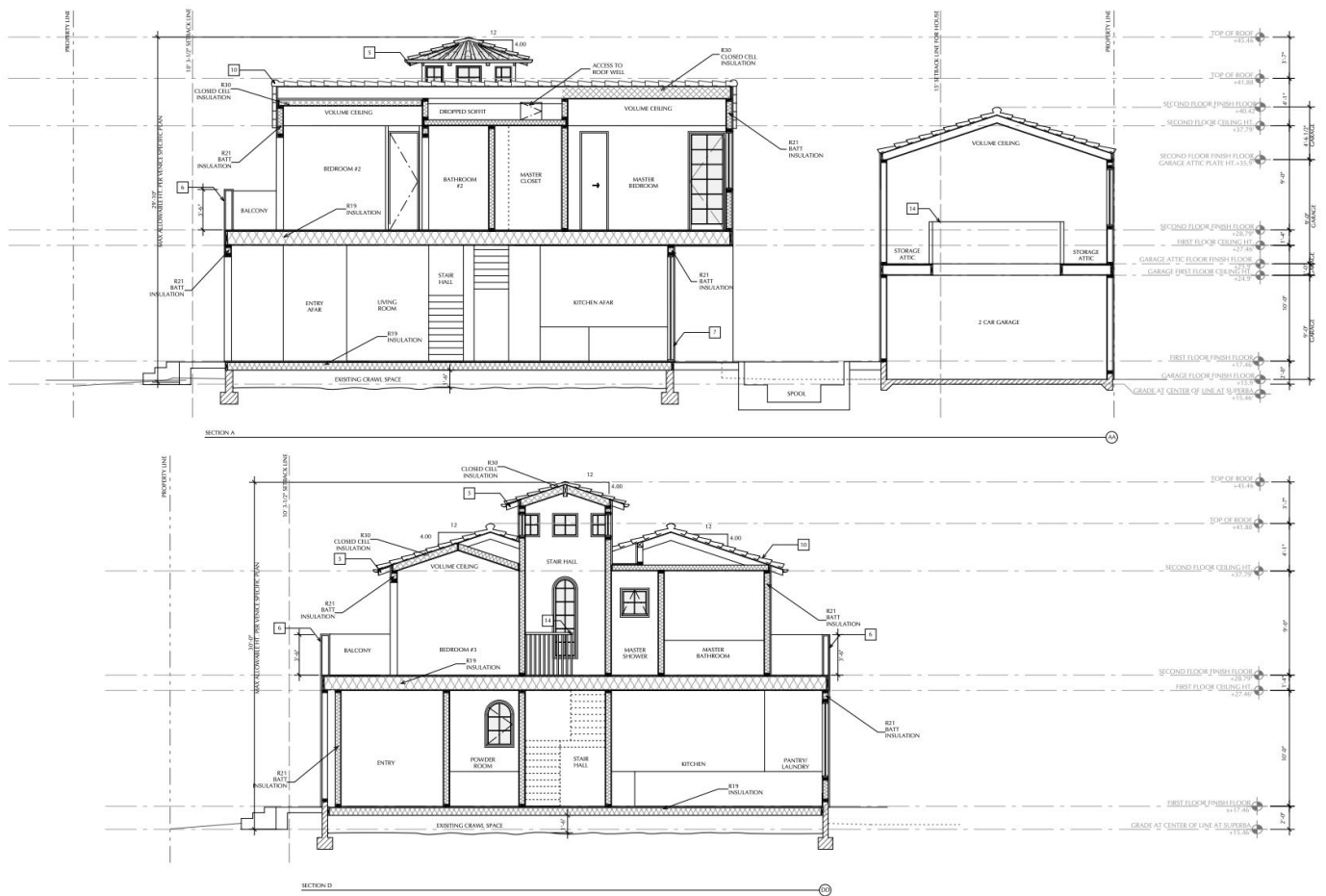
1/4" x 2 1/2" LOW ROOF ACCESS FOR VENTING = 2.75

VENTING REDUCED FOR LOUSES AND SCREEN = 1.75

TOTAL 1/4" x 6" VENTS PROPOSED PLUS 1 LOW ROOF ACCESS LOCUS = 1.40 > 3.03 SQ. FT. REQUIRED

XI. Elevations:





XII: Sections above & XII: Oakwood Avenue Rendering below

