



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

July 30, 2026

Coastal Commission Case No:	5-26-0094
Email for Coastal Staff:	Seth.Villanueva@coastal.ca.gov
City Case No:	DIR-2025-5757-CDP-MEL-HCA
CEQA Case No:	ENV-2025-5758-CE
Related City Case No(s):	ADM-2025-5759-VSO-ADU-HCA
Address of Project:	532-534 Santa Clara Ave (2 lots tied)
Applicant/Property Owner:	Morgan McMullin
Applicant:	Christopher Drake – 534 Santa Clara Ave Apartments LLC
Applicant's Representative	Mike Gross – Mike Gross Building Design LLC
Standard of Review:	Coastal Act, with certificate Land Use Plan (LUP) Venice Community Plan and other applicable state ADU laws
Coastal Zone:	Single Jurisdiction
Coastal or City Hearing:	To be determined
Email for City Planner:	Luis.Lopez@lacity.org
LUPC Staff assigned:	Mehrnoosh Mojallali

I. **Detailed Project Description:**

Construction of 7-unit new ADU's in a new 2-story, 4,996 sf apartment building in the existing parking lot adjacent to a detached 4,800 sf, 2-story, 8-unit multi-family building with 16 parking spaces.
Proposing 6 to remain for adjacent existing 8-unit apartment building – 5 in existing covered parking + 1 open parking in setback.

II. **Motion:**

The Venice Neighborhood Council **opposes the 7-ADU project at 532-534 Santa Clara Ave** because it challenges common sense, appropriating the State's definition of an ADU to create a stand-alone multi-apartment building that should be subject to greater scrutiny by LUPC and the Venice community.

Moved by David Turnbull, seconded by Mark Mack. 6-0-2. (SW absent)

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

Parking, landscaping, and density

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

Summary of Community Input

Concerns expressed by Neighbors: **Numerous neighbors are opposed to losing several of their parking spaces and the massive building. Construction. 40 neighbors signed a petition opposing.**

Suggestions from Neighbors: **Deny project.**

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 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 proposed ADUs are located in an existing developed area contiguous with similar residential density at 534 Santa Clara Ave, the lot tied with 532 Santa Clara Ave.

No parking is provided for the 7 new ADUs due to AB 2097 coverage, but neighbor and LUPC concern re access is the significant reduction in parking provided to existing tenants of 534 Santa Clara Ave.

This proposed project is using the State's new legislation for ADUs to create a stand-alone multi-apartment building that should be subject to greater scrutiny by LUPC and the Venice community. The ADUs are not at all connected to the related single-family dwellings; thus, they are not truly accessory dwellings of the 8 apartment building units on the adjacent lot.

As per David Turnbull, LUPC member:

First of all, Mehrnoosh has already pointed out the width, the narrowness of the gap between the buildings, which requires upgrades from a fire protection point of view in terms of the construction, but there's a bigger issue, which is not least that I find the change in the procedure, which has happened very, very recently, which then allows projects of this type to go directly to Coastal for approval, is really the crux of the issue. And how a building of this scale could be considered as a collection of ADUs rather than an apartment building is really just one where the terminology is being manipulated, in my view.

And I'd agree with Wendell, that I think there's something very odd about this.

Whether it's legal or illegal is not the issue.

The issue is what is the cumulative impact on people's lives, and the impact on the neighborhood as a whole. And what does this actively contribute in ways other than simply providing a loophole through which a multi-unit development can take place, with minimal oversight.

And I am disturbed by this on principle, and that's why, when the other ADUs came up, one of which was an ADU taking over a rec room within an existing multi-family unit, and the other example was one that was, strictly speaking, a detached ADU but also where the ADU was of a scale which was almost as big as the parent house.

And development of those types and those scales was just passed through, without any real investigation by the Coastal Commission. The planner did not visit the site and they had no idea about the impact cumulatively or the density. None of the categories that we would ordinarily use for an assessment, which include architectural quality, three-dimensional issues, massing, materiality, landscape planning, and a host of environmental and social impacts, were considered.

All of the ADUs reviewed by Coastal have been passed aside, brushed over, and from my point of view, as a staff member of LUPC, I find that distressing.

I can't possibly put myself in a position where I can support a project of this kind without it presenting materials which would match those that we would expect to see for a multi-family apartment building of a regular kind that wasn't labeled ADU, ADU, ADU, ADU, but that was actually a completely coherent standalone apartment building, which is what this is.

And if it were analyzed as such, we would have a significant impact on the decision-making process, and we would also have seen considerably more material, which would have allowed us and the residents of adjacent buildings and members of the Venice community at large to comment in a knowledgeable way.

At the moment, the materials seem to me to be obfuscatory, the language is confusing, the imagery is incoherent, and it's troubling and problematic for all those reasons.

I have nothing to add at this point, but I think that there is a major issue that we face, which is that this tiny... this little... what apparently is a small change in ADU housing policy is leading us into a situation where we have become powerless. And I don't think that is LA City's intention. Their Missing Middle LA Planning Group is very clear about what is good and what is not good about the complex subdivision of existing parcels.

And so, I would like to urge that we find a way of pausing and taking some time to look at this much more carefully and have a more significant discussion with both Coastal and the City.

The Missing Middle LA Planning Group actually has had a number of public meetings. The most recent one was the penultimate public meeting leading towards the adoption of principles that I believe would actually not allow this project.

And so, I would like to move that this application is denied so that the VNC Board can review it, and then we can send our recommendation to Coastal and open a conversation with the Missing Middle LA Planning Group and with the state in order for them to provide clarification for us as Neighborhood Councils, not just Venice but all the neighborhood councils in the City, to provide us with the reassurance that we will get to review these things, projects that are of a sufficient complexity and have a cumulative impact that is noticeably problematic.

We don't so much ask to put this on hold, but rather we advocate denial at this point so that the conversation can continue with Coastal, the City, and the State.

And so, I have a very simple point here, which is that I would like to ask for a motion to deny the project at this address with its seven nominal ADUs.

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.*

3. 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.*

4. 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 7 ADUs will be in a separate apartment building, on two levels, on 2nd lot area, 532 Santa Clara Ave.

The sheer excessive lot coverage of the two tied lots and significant density do not conform with the Coastal Act sections 30251 and 30253. The reduction in existing parking for 534 Santa Clara Ave does not conform with Coastal Act section 30252.

B. Density Bonus Act (DB): N/A

C. Conditional Use (CU) cite LAMC CU Section: N/A

D. Mello Act (MEL): N/A

E. Housing Crisis Act (HCA): N/A

F. Priority Housing Program (PHP): N/A

G. Add any other applicable entitlements here, such as SPPE (Specific Plan Project Exception), ZAA (Zoning Administrator Adjustment), etc: N/A

Case Summary & Documents

Case Number

Ordinance

Zoning Information

CPC Cards

ZA Cards

Case Number:

DIR-2025-5757-CDP-MEL-

Search

Format: AA-YYYY-1234

Example: ZA-2011-3269

Case Number:

DIR-2025-5757-CDP-MEL-HCA

Case Filed On:

10/15/2025

Accepted For Review On:

N/A

Assigned Date:

10/28/2025

Staff Assigned:

Luis Lopez

Hearing Waived / Date Waived :

No

Hearing Location:

Hearing Date

N/A

DIR Action:

DIR Action Date:

N/A

End of Appeal Period:

N/A

Appealed:

No

BOE Reference Number:

Case on Hold?:

On Hold

Primary Address

Address	CNC	CD
532 E SANTA CLARA AVE 1-7	Venice	CD 11

View All Addresses

Project Description:

CDP-Mello determination for construction of 7 new ADU's in a detached 4,996 SF, two-story building.

Requested Entitlement:

CDP-Mello determination for construction of 7 new ADU's in a detached 4,996 SF, two-story building.

Applicant:

Christopher Drake [Company: 534 Santa Clara Avenue Apartments LLC]

Representative:

Mike Gross [Company: Gross Building Design LLC]

Approved Documents

Initial Submittal Documents

0 Initial Submittal Documents found for Case Number: DIR-2025-5757-CDP-MEL-HCA

Type

Scan Date

No Initial Submittal Documents Found

in parking lot
adjacent to a detached
8 unit bldg

NOTICE OF PENDING PERMIT

A PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS
PENDING BEFORE THE CALIFORNIA COASTAL COMMISSION.

PROPOSED DEVELOPMENT: Construction of 7 new
ADU's in a detached 4,996 SF, two-story building.

LOCATION: 532-534 1-7 E SANTA CLARA AVE

APPLICANT: 534 Santa Clara Ave Apartments LLC

APPLICATION NUMBER: 5-26-0094

DATE NOTICE POSTED: 03/10/2026

*State
Coastal*

FOR FURTHER INFORMATION, PLEASE CONTACT THE OFFICE LISTED
BELOW BETWEEN 8 A.M. AND 5 P.M. WEEKDAYS.



Print on Yellow Stick Card

CALIFORNIA COASTAL COMMISSION
South Central Coast District Office
89 South California Street, Suite 200
Ventura, CA 93001-4506
(805) 585-1800

Address of
Building

0 6 534 SANTA CLARA AVENUE

CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY



Note: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of a building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.

Issued 11-19-84 Permit No. and Year LA63387-LA70070 - 1983

Two-story, Type V, 30' x 100', eight-unit
apartment house, with attached six-car
garage. H-2 & J-1 Occupancies
TEN OPEN PARKING SPACES PROVIDED
(Nine (9) STD - Seven (7) CMP)

R E L O C A T I O N

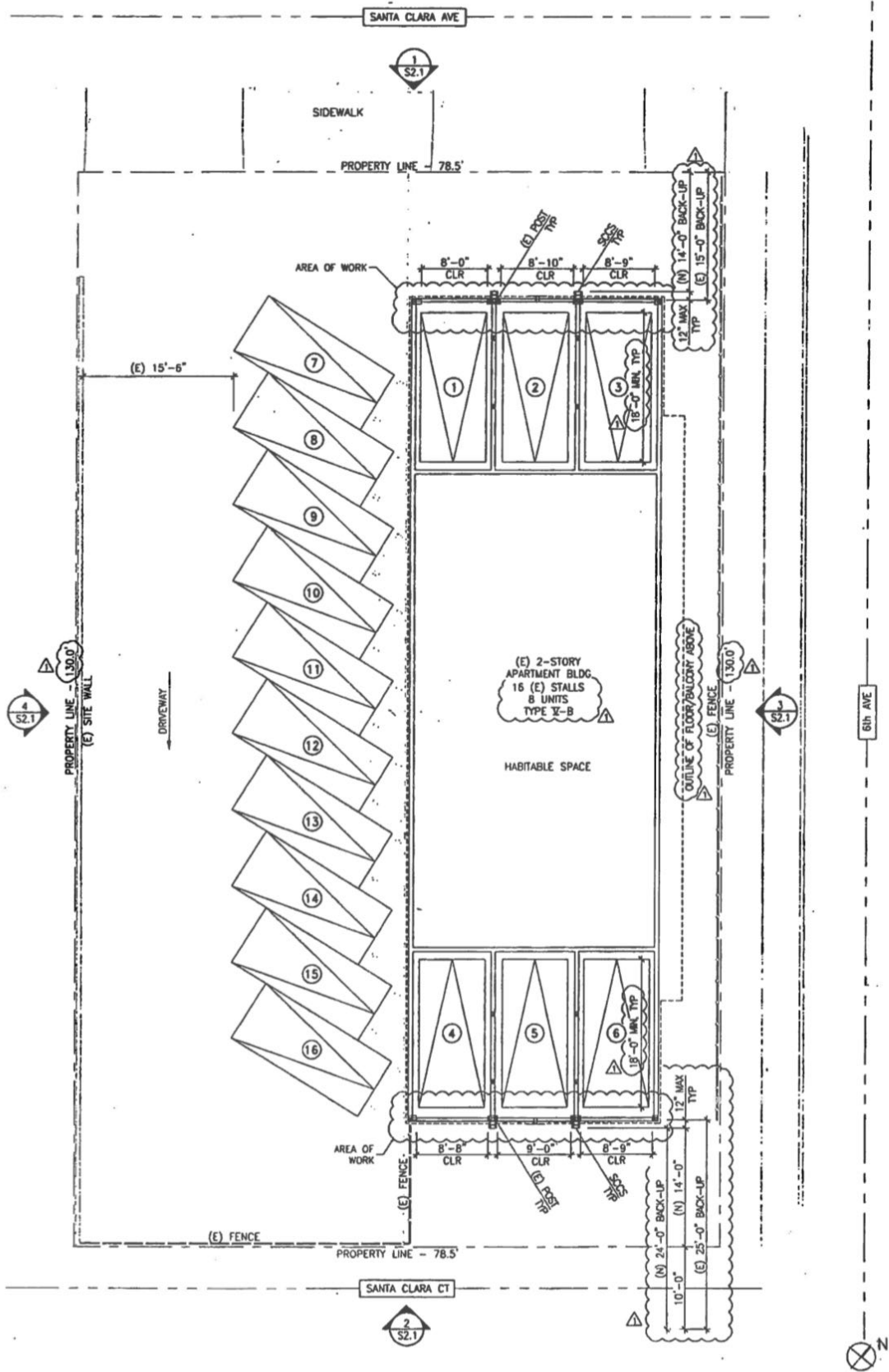
Owner Steven J. Crosson
Owner's 351 South Fuller, Suite 2-D
Address Los Angeles, California 90036

B & S 95a (R.1.77)

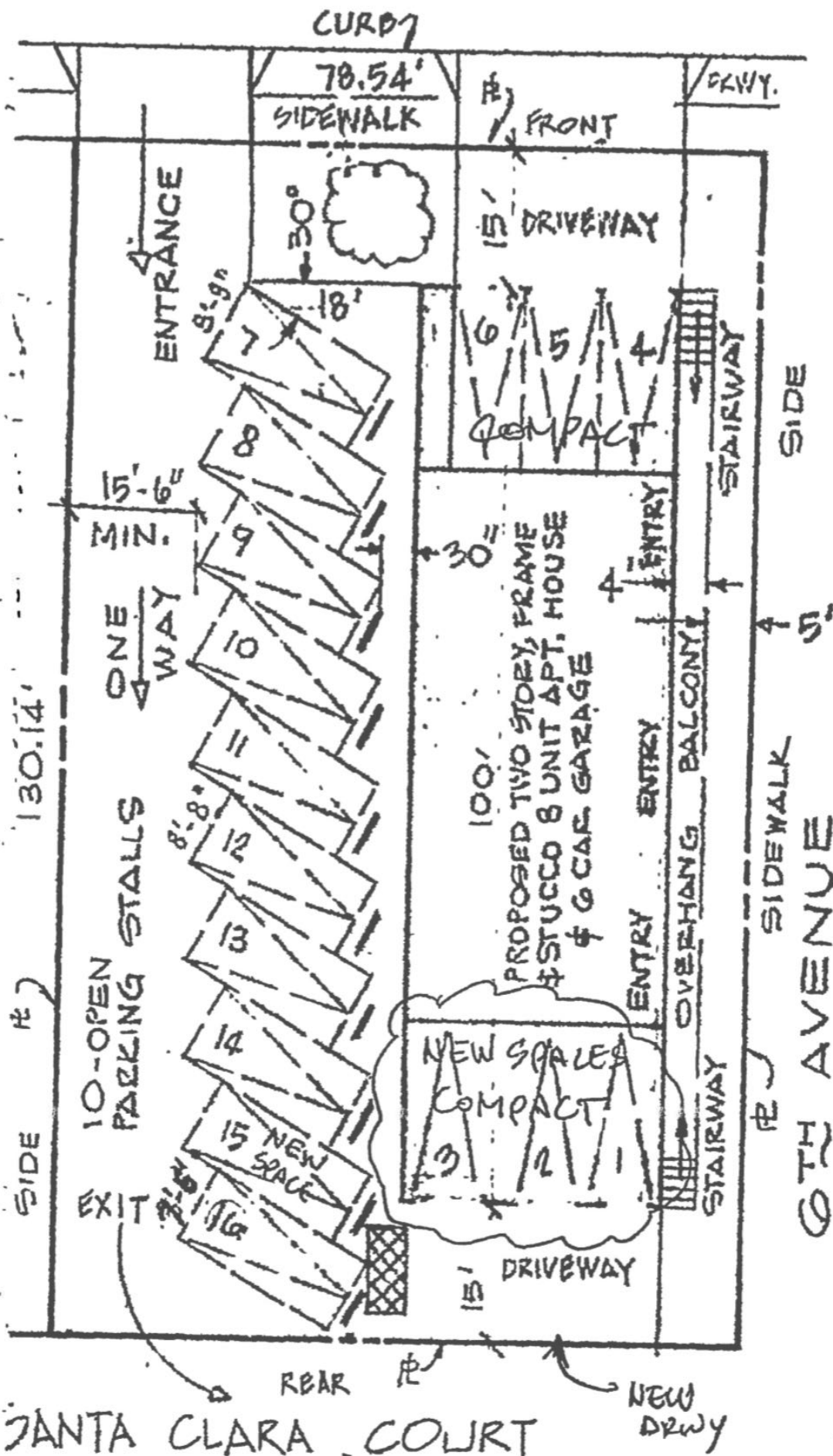
BY R. MATSUMURA SR

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

Signature 200
MAY 14 2018
READY TO ISSUE
BY RODOLFO ARIAS



#534 SANTA CLARA AVENUE



CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
VOICE (562) 590-5071
WWW.COASTAL.CA.GOV



May 14, 2026

2nd APPLICATION STATUS LETTER - INCOMPLETE

534 Santa Clara Ave Apartments LLC
Conor McMullin
11693 San Vincente Blvd. #452,
Los Angeles, CA 90049

RE: Application No. 5-26-0094

Dear 534 Santa Clara Ave Apartments LLC and Conor McMullin:

Your Coastal Commission application is incomplete and cannot be filed or processed until the following items have been received:

- 1. Applicants and Authorized Representatives.** Staff previously requested identify the person(s) authorized to sign for 534 Santa Clara Ave Apartments LLC and the evidence of that person's legal authority to act on behalf of 534 Santa Clara Ave Apartments LLC. The CDP application still states that Conor McMullin is associated with the applicant, 534 Santa Clara Ave Apartments LLC, and Christopher Drake has authorized Guy Lipa as a representative of 534 Santa Clara Ave Apartments LLC. However, there is no evidence to support that Christopher Drake or Conor McMullin have the legal authority to authorize the listed agents. Please provide evidence that Christopher Drake and Conor McMullin have legal authority to act on behalf of 534 Santa Clara Ave Apartments LLC. Please confirm that the authorized representative of 534 Santa Clara Ave Apartments LLC has authorized Mogan McMullin and Guy Lipa in Section VIII of the CDP application as this application's representative. In addition, please fill out page 1 of the CDP application to provide the contact information for Guy Lipa.
- 2. Appendix D.** Staff previously requested Appendix D be completed. However, Appendix D was not completed by the applicant or authorized representative. In addition, the project description was not finished in the space provided. Please resubmit Appendix D with the appropriate signatures and project description.
- 3. Local Sign-Off.** Staff previously requested Appendix B be filled out by the local government. However, the information provided in the Appendix B appears to be for a different project located at 624 Santa Clara Ave in Venice for the applicant

Application Status Letter - Incomplete

5-26-0094

Angela Gross. Please provide Appendix B of the CDP application filled out by the local government for the subject project.

4. **Archaeological, Tribal Cultural, and Paleontological Resources.** Staff previously requested information describing the potential for the site to contain archaeological, tribal cultural, and paleontological resources in the form of current and past archaeological/paleontological surveys of the area, records and reports from the California Historical Resources Information System (CHRIS), and/or boring logs and a site cross section showing the soil types at various depths throughout the site, and if there was fill (sometimes “artificial fill”) onsite, to provide information about the source of the fill, if available. However, the response states that the site is not within or near a known archaeological, paleontological, or historic site without supporting evidence. Please see above for ways to demonstrate the potential for archaeological, paleontological and tribal cultural resources to exist on the site.
5. **Parking and Public Access.** Staff previously requested a parking study that evaluates the expected parking demand and whether the existing on-site parking supply is sufficient to accommodate it. However, the response only confirms the number of parking spaces to be provided with the design of the project. The response did not evaluate parking demand and whether the proposed on-site supply is adequate. Please provide a parking study and include alternative strategies to address the resulting public access impacts, if any, such as a Transportation Demand Management Plan (TDMP) or other mitigation measures. Furthermore, please confirm whether the six parking spaces associated with the multi-family residential building are legally conforming or non-conforming parking spaces.
6. **Construction Access and Staging Plan.** Staff previously requested a construction access and staging plan that illustrates the limits of the construction area, as well as any public right of way or public parking that will be impacted during construction and the location of any proposed temporary fencing. Please confirm whether any public parking spaces would be impacted and where any temporary fencing is proposed.
7. **Permit History.** Staff previously requested copies of past City and/or Coastal Commission coastal development permit(s) associated with both lots. The site history indicates that the site received a CDP from the City (CDP 80-48). Please reach out to the City’s Planning Department and Records Unit to retrieve these documents. If the City, is unable to find these documents, please have the City provide written confirmation that these records cannot be found.

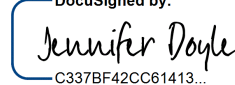
Application Status Letter - Incomplete

5-26-0094

8. **Lot Line Adjustment.** As noted in your response, no lot line adjustment is proposed for the two lots. Please provide a title report and explain how the seven proposed ADU units could be approved under state law without a primary structure on the subject lot. In addition, please confirm whether an access easement is required for the two lots and, if not, provide justification. A site survey was provided, but it is unclear where the existing multi-family structure is situated in relation to the lot lines of both lots. On the existing site survey, please demonstrate the property line for both lots or submit a new site survey of both lots to show the structures and lot lines.
9. **Copies.** Please provide a digital copy and a hard copy of the above requested items. Please note that items requesting plans require two hard copies. Please fold any hard copy plans. Please complete each of the above items and submit one response to this letter.

Please do not limit your submittal to the above-mentioned items. You may submit any information which you feel may help Commission staff gain a clear understanding of the scope of your project. Upon receipt of the requested materials, we will proceed with determining the completeness of your application. Thank you for your attention to these matters. We look forward to working with you. If you have any questions regarding your application, please contact me via email at Jennifer.Doyle@coastal.ca.gov.

Sincerely,

DocuSigned by:

C337BF42CC61413...

Jennifer Doyle
Coastal Program Analyst

PROPOSED ADU'S

532 E. SANTA CLARA AVENUE, UNITS 1-7

VENICE, CA 90291

SHEET INDEX

ARCHITECTURAL SHEETS

A-0	COVER SHEET
A-0.1	GENERAL NOTES
A-0.2	CAL GREEN NOTES
A-0.3	SITE SURVEY
A-0.4a	BUILDING FLOOR AREA
A-0.4b	ALLOWABLE FLOOR AREA
A-0.5	BUILDING RECORDS
A-0.6	BUILDING RECORDS
A-0.7	LOT TIE COVENANT
A-0.8	METHANE INVESTIGATION REPORT
A-0.9	METHANE INVESTIGATION REPORT
A-0.10	METHANE INVESTIGATION REPORT
A-0.11	METHANE INVESTIGATION REPORT
A-0.12	PRELIMINARY ZONING ASSESSMENT
A-1.0	SITE PLAN
A-2.0	PROPOSED ADU FIRST FLOOR PLAN
A-2.1	PROPOSED ADU SECOND FLOOR PLAN
A-2.2	PROPOSED ADU ROOF PLAN
A-3.0	ADU ELEVATIONS
A-3.1	ADU ELEVATIONS
A-3.2	EXISTING BUILDING ELEVATION
A-4.0	SECTIONS
A-5.0	SCHEDULES
A-6.0	DETAILS
A-7.0	ACCESSIBILITY DETAILS
A-7.1	ACCESSIBILITY DETAILS
A-7.2	ACCESSIBILITY DETAILS

STRUCTURAL SHEETS

S1	NOTES
S2	NOTES
S3	FOUNDATION DETAILS
S5	SECOND FLOOR FRAMING PLAN
S6	ROOF FRAMING PLAN
S7	STRUCTURAL DETAILS
S8	STRUCTURAL DETAILS
MECHANICAL SHEETS	
M-1.00	LEGEND, SYMBOLS, SHEET INDEX
M-1.01	SPECIFICATIONS
M-1.1	EQUIPMENT SCHEDULES
M-2.1	MECHANICAL DETAILS
M-2.2	MECHANICAL 1ST FLOOR
M-2.3	MECHANICAL 2ND FLOOR
M-2.4	MECHANICAL ROOF PLAN
M-3.1	TITLE 24

ELECTRICAL SHEETS

E-0	COVER SHEET
E-1	SINGLE LINE DIAGRAM
E-2	LOAD CALCULATION & PANEL SCHEDULE
E-3	SITE PLAN
E-4	POWER & LIGHTING PLAN
PLUMBING SHEETS	
P-1.0	LEGEND, ABBREVIATION & NOTES
P-1.01	SPECIFICATIONS
P-1.02	SPECIFICATIONS
P-1.10	SCHEDULES & DETAILS
P-2.10	WATER & SEWER DIAGRAMS
P-2.20	1ST FLOOR PLANS
P-2.30	2ND FLOOR PLANS
P-2.40	TITLE 24

ARCHITECTURAL SYMBOLS

	NORTH ARROW
	SECTION MARKER
	ELEVATION MARKER
	WINDOW CALLOUT
	DOOR CALLOUT
	ROOM NUMBER

NOTES

THIS PROJECT IS 100% PRIVATELY FUNDED.
THERE ARE NO TAX CREDITS OR INCENTIVES RECEIVED.
THIS IS NOT PUBLIC HOUSING.

EXISTING SITE HAS NO PROTECTED TREES AND/OR SHRUBS PER
LAMC 17.02.

SCOPE OF WORK

PROPOSED NEW 7 UNIT, TWO-STORY, ADU BUILDING.
EACH ADU IS 713.8 SQFT PER STATE CPDE ADU # GC 66323(a)(4).

ADU BEING DESIGNED FOR RESIDENTIAL CODE AS AN ADU
TOWNHOUSE.

NOTES

ALL NEW CONSTRUCTION MUST BE ALL ELECTRIC.
ALL APPLIANCES WILL BE ELECTRIC AND GAS-FUELED COMPONENTS
ARE NOT ALLOWED.

BUILDING DATA

PROPOSED ADU ADDRESS:	532 E. SANTA CLARA AVE., UNIT 1-7 VENICE, CA 90291
EXISTING ADDRESSES:	1301 S. 6TH AVE. VENICE, CA 90291 534 & 538 E. SANTA CLARA AVE. VENICE, CA 90291 4239-028-001 & 4239-028-022 OCEAN PARK VILLA TRACT NO. 2 R 1 & 2 RD1.5-1 V-N (V-B) NFPA13D SPRINKLERED HOUSE: R-3 (E) 4,800 SQFT (N) 7-UNIT ADU'S: 4,996.6 SQFT
APN	
TRACT NO.	
BLOCK:	
LOT NO.	
ZONING	
TYPE OF CONSTRUCTION:	
OCCUPANCY:	
BUILDING AREA:	
SITE AREA:	5,200.4 SQFT (534 E. SANTA CLARA) + 5,005.1 SQFT (538 E. SANTA CLARA)
LOT COVERAGE:	38.6% (2,082.7 SQFT / 5,384 SQFT = 38.6%) MAX ALLOWED: 2,614.97 SQFT PER SLOPE BAND
ALLOWABLE FLOOR AREA:	LOT AREA WITHIN SETBACKS = 6,865.2 SQFT BUILDABLE AREA: 3 x 6,865.2 SQFT = 20,595.6 SQFT
HILLSIDE:	NO
SPECIAL GRADING AREA:	NO
VHFSZ:	NO
ZI'S:	ZI-2406 DIRECTOR'S INTERPRETATION OF VENICE SPECIFIC PLAN AND SMALL LOT SUBDIVISION ORDINANCE ZI-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES ZI-1874 SPECIFIC PLAN: LOS ANGELES COASTAL TRANSPORTATION CORRIDOR ZI-2273 SPECIFIC PLAN: VENICE COASTAL ZONE
EXISTING PARKING SPOTS:	6 COVERED GARAGE SPACES + 10 UNCOVERED SPACES
PROPOSED PARKING SPOTS:	NO PARKING REQUIRED PER AB 2097. 6 COVERED AND 5 UNCOVERED SPACES PROVIDED.
FRONT YARD SETBACK:	15'-0" REQ'D (18'-6 1/2" SETBACK PROVIDED)
SIDE YARD SETBACK:	4'-0" REQ'D (4'-0 1/2" SETBACK PROVIDED)
STREET SIDE SETBACK:	4'-0" REQ'D (45'-4" SETBACK PROVIDED)
REAR YARD SETBACK:	4'-0" REQ'D (8'-0" SETBACK PROVIDED)

STAMPS

PROJECT TEAM

OWNER	DESIGNER	CONTRACTOR	STRUCTURAL	MECHANICAL, ELECTRICAL, PLUMBING & TITLE 24
534 Santa Clara Apartments, LLC P: 310.435.7259 E: guylipa@gmail.com	Gross Building Design Mike Gross 14913 Longbranch Drive Austin, TX 78734 P: 323.474.9500 E: mike@grossbuilding.com angel@grossbuilding.com	TBD	Sigma Design 336 N. Central Ave. No. 9 Glendale, CA 91203 P: 818.548.0112 E: hovik@sigmadesign.com	Naiser Engineering P: 818.913.7525 E: naiserengineering@gmail.com

GROSS
BUILDING DESIGN, LLC
323.474.9500
mike@grossbuilding.com

Cover Sheet

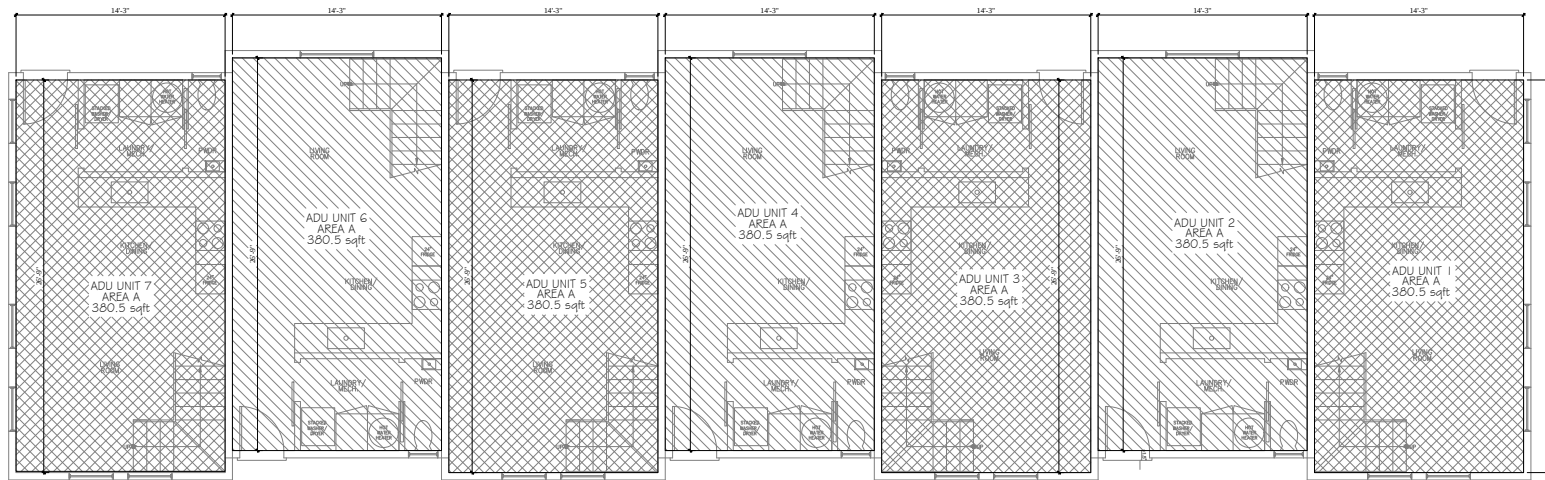
SHEET
TITLE

JOB NO: SC1
DATE: 01/02/25
DRAWN:

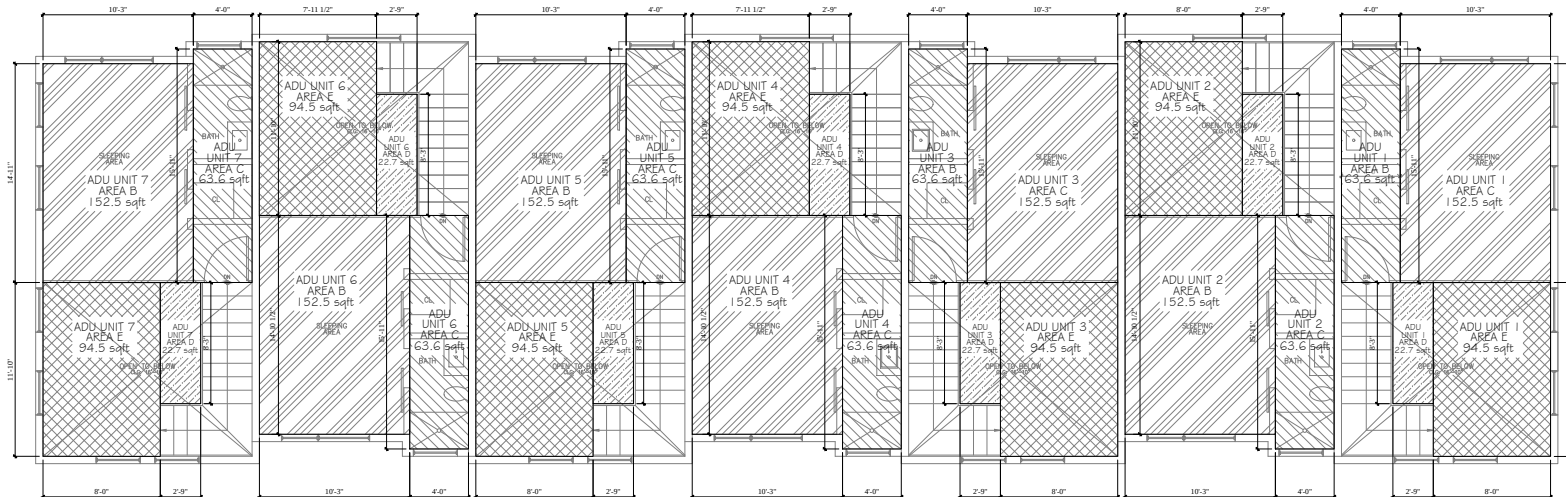
532 E. Santa Clara Avenue
Units 1-7
Venice, CA 90291

SHEET NO:

A-0



A ADU FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

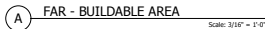


B ADU SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"

RFA	
EXISTING RFA	PROPOSED RFA
4,800 SQFT (PER ASSESSOR)	
(E) APT. BLDG.	
ADU UNIT 1	AREA A 380.5 SQFT
	AREA B 63.6 SQFT
	AREA C 152.5 SQFT
	AREA D 22.7 SQFT
	AREA E 94.5 SQFT
ADU UNIT 1 TOTAL	713.8 SQFT
ADU UNIT 2	
	AREA A 380.5 SQFT
	AREA B 63.6 SQFT
	AREA C 152.5 SQFT
	AREA D 22.7 SQFT
	AREA E 94.5 SQFT
ADU UNIT 2 TOTAL	713.8 SQFT
ADU UNIT 3	
	AREA A 380.5 SQFT
	AREA B 63.6 SQFT
	AREA C 152.5 SQFT
	AREA D 22.7 SQFT
	AREA E 94.5 SQFT
ADU UNIT 3 TOTAL	713.8 SQFT
ADU UNIT 4	
	AREA A 380.5 SQFT
	AREA B 63.6 SQFT
	AREA C 152.5 SQFT
	AREA D 22.7 SQFT
	AREA E 94.5 SQFT
ADU UNIT 4 TOTAL	713.8 SQFT
ADU UNIT 5	
	AREA A 380.5 SQFT
	AREA B 63.6 SQFT
	AREA C 152.5 SQFT
	AREA D 22.7 SQFT
	AREA E 94.5 SQFT
ADU UNIT 5 TOTAL	713.8 SQFT
ADU UNIT 6	
	AREA A 380.5 SQFT
	AREA B 63.6 SQFT
	AREA C 152.5 SQFT
	AREA D 22.7 SQFT
	AREA E 94.5 SQFT
ADU UNIT 6 TOTAL	713.8 SQFT
ADU UNIT 7	
	AREA A 380.5 SQFT
	AREA B 63.6 SQFT
	AREA C 152.5 SQFT
	AREA D 22.7 SQFT
	AREA E 94.5 SQFT
ADU UNIT 7 TOTAL	713.8 SQFT
TOTAL (E) APT. BLDG. RFA	4,800 SQFT
TOTAL (R) ADU RFA	4,996.6 SQFT
TOTAL PROPOSED (E) APT. BLDG. AND (R) ADU - UNIT 1-7	9,796.6 SQFT

STAMPS

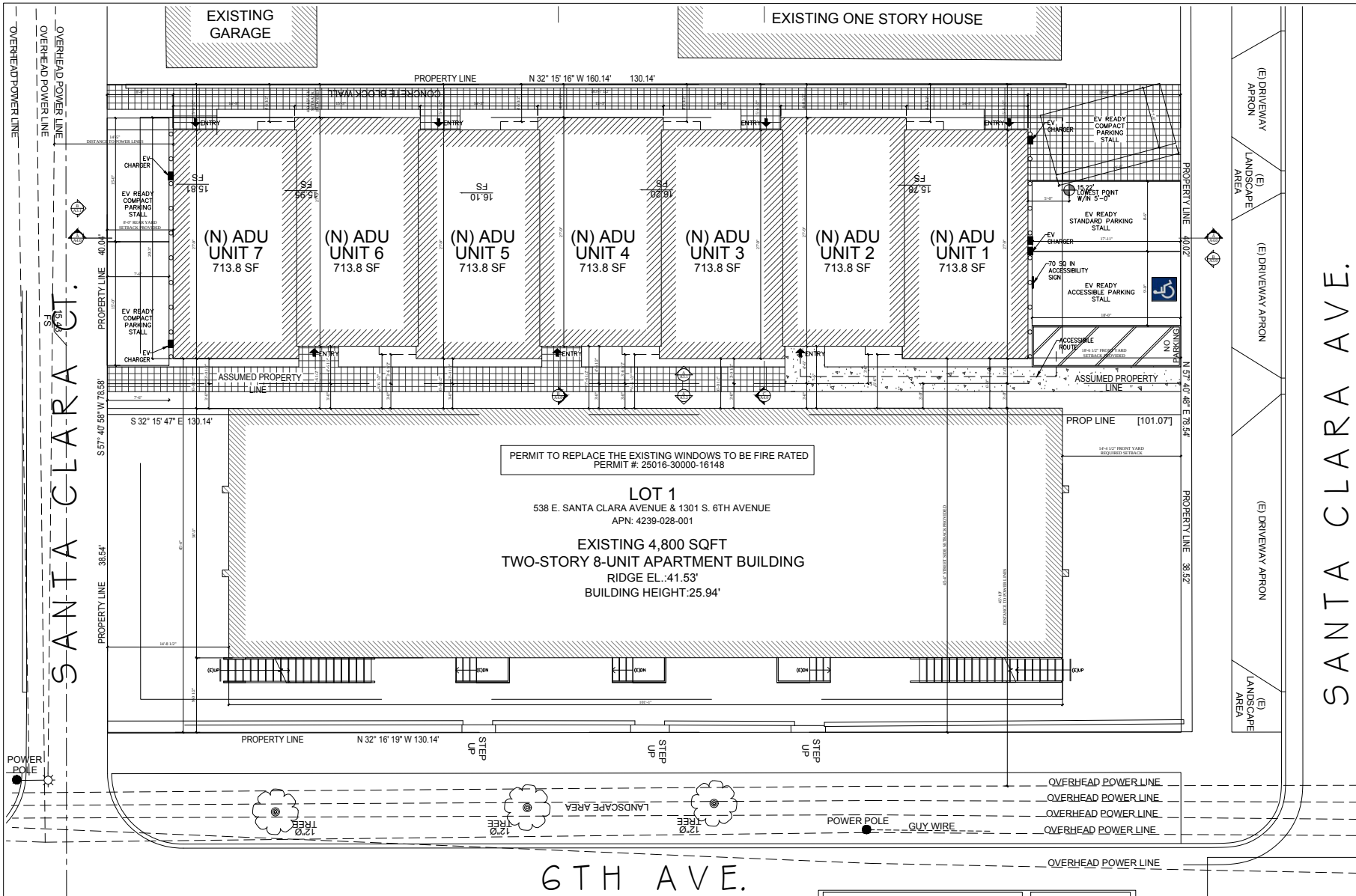
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STAMPS

SHEET NO:
A-0.4b

GROSS
BUILDING DESIGN, LLC.
323.474.9500
mpg@grossbuildingdesign.com



EV READY PARKING SPACES:

1. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
2. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.

TREE NOTES:

1. EXISTING SITE HAS NO PROTECTED TREES AND/OR SHRUBS PER LAMC 17.02

A SITE PLAN

Scale: 3/32" = 1'-0"

GRADE PLANE CALCULATIONS:

1.	15.34'	11.	15.88'
2.	15.72'	12.	15.87'
3.	16.13'	13.	16.14'
4.	16.27'	14.	16.20'
5.	16.35'	15.	16.17'
6.	16.43'	16.	16.06'
7.	16.35'	17.	15.91'
8.	16'	18.	15.81'
9.	15.81'	19.	15.61'
10.	16.04'	20.	15.59'

TOTAL: 319.68
319.68/20 ENTRIES = 15.98'
AVERAGE GRADE PLANE

SHEET NO:

A-1.0

Site Plan

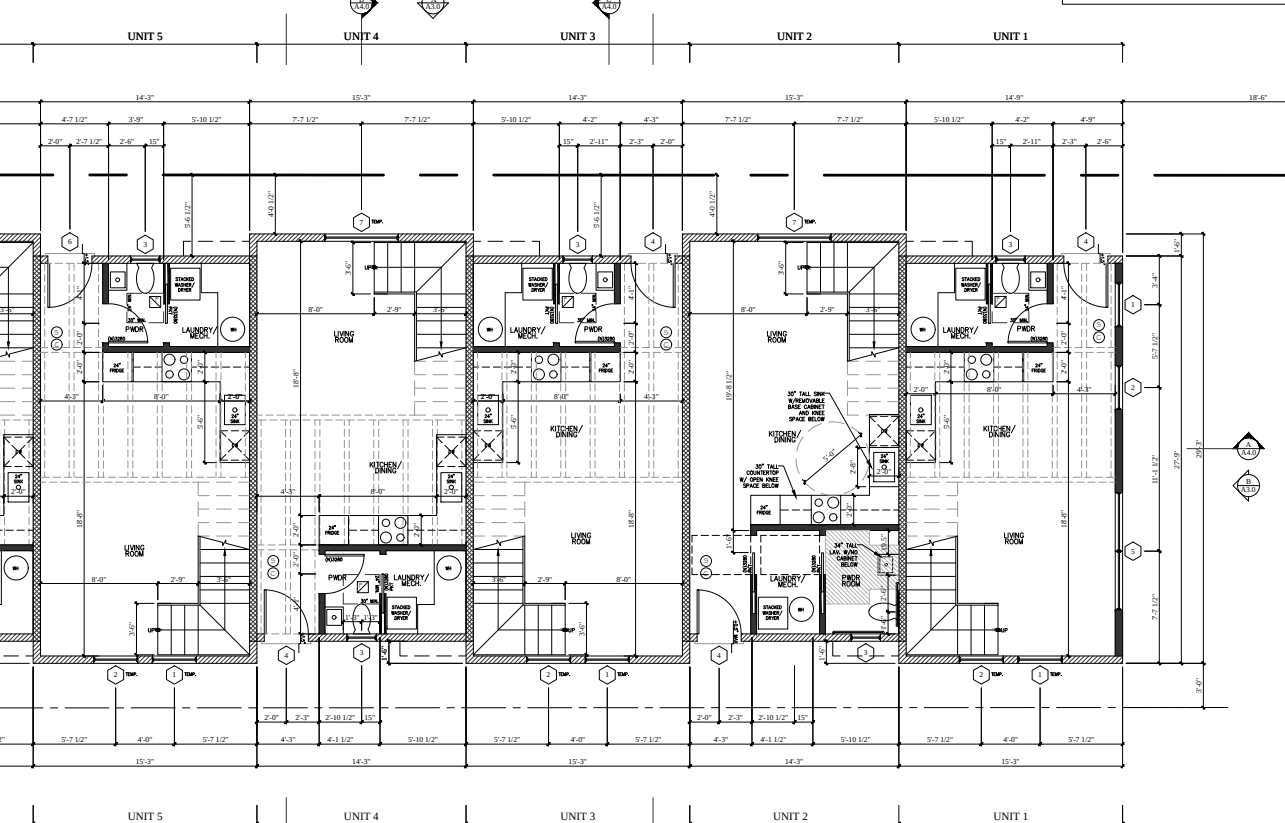
REVISIONS

JOB NO: SC1
DATE: 01/02/25
DRAWN:

532 E. Santa Clara Avenue
Units 1-7
Venice, CA 90291

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BUILDING DESIGN, LLC
323.474.9500
mgp@grossbuildingdesign.com

1. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be the cause of any physical damage to any of the above listed facilities or the utility's property. Failure to comply may cause construction delays and/or additional expenses.
2. An approved Seismic Gas Shut Off Valve or Excess Flow Shut Off Valve will be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the existing building structure. The cost of the valve and its installation shall be \$1,000.00 and \$180.670 (Includes Commercial additions and 17 work over \$10,000.) Separate plumbing permit required.
3. Proper indoor wash water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
4. Provide 70 (72) inch high non-absorbent wall and ceiling to show and approved shatter resistant materials for shower enclosures. (1209.2.2, 2406.4.5, R307.2, R308.4.)
5. Water heater must be installed in a room with adequate ventilation.
6. Sprinkler system must be approved by the Mechanical Division prior to installation.
7. A fire alarm (visual and audible) system is required. The alarm system must be approved by the Fire Department and the Department of Public Works for installation. (LAMC 57.122) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) (175) (176) (177) (178) (179) (180) (181) (182) (183) (184) (185) (186) (187) (188) (189) (190) (191) (192) (193) (194) (195) (196) (197) (198) (199) (200) (201) (202) (203) (204) (205) (206) (207) (208) (209) (210) (211) (212) (213) (214) (215) (216) (217) (218) (219) (220) (221) (222) (223) (224) (225) (226) (227) (228) (229) (230) (231) (232) (233) (234) (235) (236) (237) (238) (239) (240) (241) (242) (243) (244) (245) (246) (247) (248) (249) (250) (251) (252) (253) (254) (255) (256) (257) (258) (259) (260) (261) (262) (263) (264) (265) (266) (267) (268) (269) (270) (271) (272) (273) (274) (275) (276) (277) (278) (279) (280) (281) (282) (283) (284) (285) (286) (287) (288) (289) (290) (291) (292) (293) (294) (295) (296) (297) (298) (299) (300) (301) (302) (303) (304) (305) (306) (307) (308) (309) (310) (311) (312) (313) (314) (315) (316) (317) (318) (319) (320) (321) (322) (323) (324) (325) (326) (327) (328) (329) (330) (331) (332) (333) (334) (335) (336) (337) (338) (339) (340) (341) (342) (343) (344) (345) (346) (347) (348) (349) (350) (351) (352) (353) (354) (355) (356) (357) (358) (359) (360) (361) (362) (363) (364) (365) (366) (367) (368) (369) (370) (371) (372) (373) (374) (375) (376) (377) (378) (379) (380) (381) (382) (383) (384) (385) (386) (387) (388) (389) (390) (391) (392) (393) (394) (395) (396) (397) (398) (399) (400) (401) (402) (403) (404) (405) (406) (407) (408) (409) (410) (411) (412) (413) (414) (415) (416) (417) (418) (419) (420) (421) (422) (423) (424) (425) (426) (427) (428) (429) (430) (431) (432) (433) (434) (435) (436) (437) (438) (439) (440) (441) (442) (443) (444) (445) (446) (447) (448) (449) (450) (451) (452) (453) (454) (455) (456) (457) (458) (459) (460) (461) (462) (463) (464) (465) (466) (467) (468) (469) (470) (471) (472) (473) (474) (475) (476) (477) (478) (479) (480) (481) (482) (483) (484) (485) (486) (487) (488) (489) (490) (491) (492) (493) (494) (495) (496) (497) (498) (499) (500) (501) (502) (503) (504) (505) (506) (507) (508) (509) (510) (511) (512) (513) (514) (515) (516) (517) (518) (519) (520) (521) (522) (523) (524) (525) (526) (527) (528) (529) (530) (531) (532) (533) (534) (535) (536) (537) (538) (539) (540) (541) (542) (543) (544) (545) (546) (547) (548) (549) (550) (551) (552) (553) (554) (555) (556) (557) (558) (559) (560) (561) (562) (563) (564) (565) (566) (567) (568) (569) (570) (571) (572) (573) (574) (575) (576) (577) (578) (579) (580) (581) (582) (583) (584) (585) (586) (587) (588) (589) (590) (591) (592) (593) (594) (595) (596) (597) (598) (599) (600) (601) (602) (603) (604) (605) (606) (607) (608) (609) (610) (611) (612) (613) (614) (615) (616) (617) (618) (619) (620) (621) (622) (623) (624) (625) (626) (627) (628) (629) (630) (631) (632) (633) (634) (635) (636) (637) (638) (639) (640) (641) (642) (643) (644) (645) (646) (647) (648) (649) (650) (651) (652) (653) (654) (655) (656) (657) (658) (659) (660) (661) (662) (663) (664) (665) (666) (667) (668) (669) (670) (671) (672) (673) (674) (675) (676) (677) (678) (679) (680) (681) (682) (683) (684) (685) (686) (687) (688) (689) (690) (691) (692) (693) (694) (695) (696) (697) (698) (699) (700) (701) (702) (703) (704) (705) (706) (707) (708) (709) (710) (711) (712) (713) (714) (715) (716) (717) (718) (719) (720) (721) (722) (723) (724) (725) (726) (727) (728) (729) (730) (731) (732) (733) (734) (735) (736) (737) (738) (739) (740) (741) (742) (743) (744) (745) (746) (747) (748) (749) (750) (751) (752) (753) (754) (755) (756) (757) (758) (759) (760) (761) (762) (76



EXTERIOR WALL ELEMENT	MINIMUM FIRE-RESISTANCE RATINGS	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire resistance rated Not fire-resistance rated	1 hour – tested in accordance with ASTM E 119, E 261 with deposits from the outside 0 hours 1 h/2
Partitions	Fire resistance rated Not fire-resistance rated	1 hour on the underside ¹ / 2 0 hours 1 h/2
Openings in walls	Not allowed Not allowed	0 hours 1 h/2
Partitions	JB	Comply with Section 1802.4.4 None required

NOT A HOT APPLICATOR

For 10' 1 foot = 354.8 mm

For use on substrates where all swellings are engaged through with an automatic granular system installed in accordance with Section 9204.4. The dispersion distance for horizontal exterior walls and roof projections shall be permitted to be reduced to 1 foot, and authorized experienced operators and permittees shall be permitted, where the following (a) provides an open setback gap that is 6 feet or more in width on the upwind side of the property line.

The roof crest fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the roof if backdrafting is provided from the wall toe plate to the underside of the roof sheathing.

The roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave provided that gable vent openings are not installed.

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

SHEET
TITLE

532 E. Santa Clara Avenue
Units 1-7
Venice, CA 90291

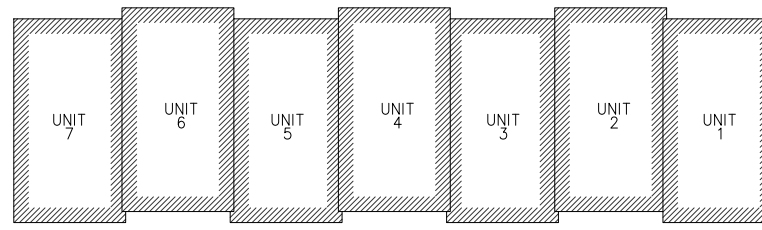
SHEET NO:

A-2.0

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323.474.9500
mpg@grossbuildingdesign.com

GENERAL NOTES:

- The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines - whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.
- An approved Seismic Gas Shut Off Valve or Excess Flow Shut Off Valve will be installed on the fuel gas line on the down-stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (Per Ordinance 170,158 and 180,670) (Includes Commercial additions and TI work over \$10,000.) Separate plumbing permit required.
- Provide ultra-flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
- Provide (70) (72) inch high non-absorbant wall adjacent to shower and approved shatter resistant materials for shower enclosure. (1209.2.2, 2406.4.5, R307.2, R308.4)
- Water heater must be strapped to wall. (Sec. 507.3 & LAPC)
- Sprinkler system must be approved by the Mechanical Division prior to installation.
- A fire alarm (visual and audible) system is required. The alarm system must be approved by the Fire Department and Electrical Plan Check prior to installation. (LAMC 57.122)
- Carbon Monoxide alarm is required. (915.4, R315)

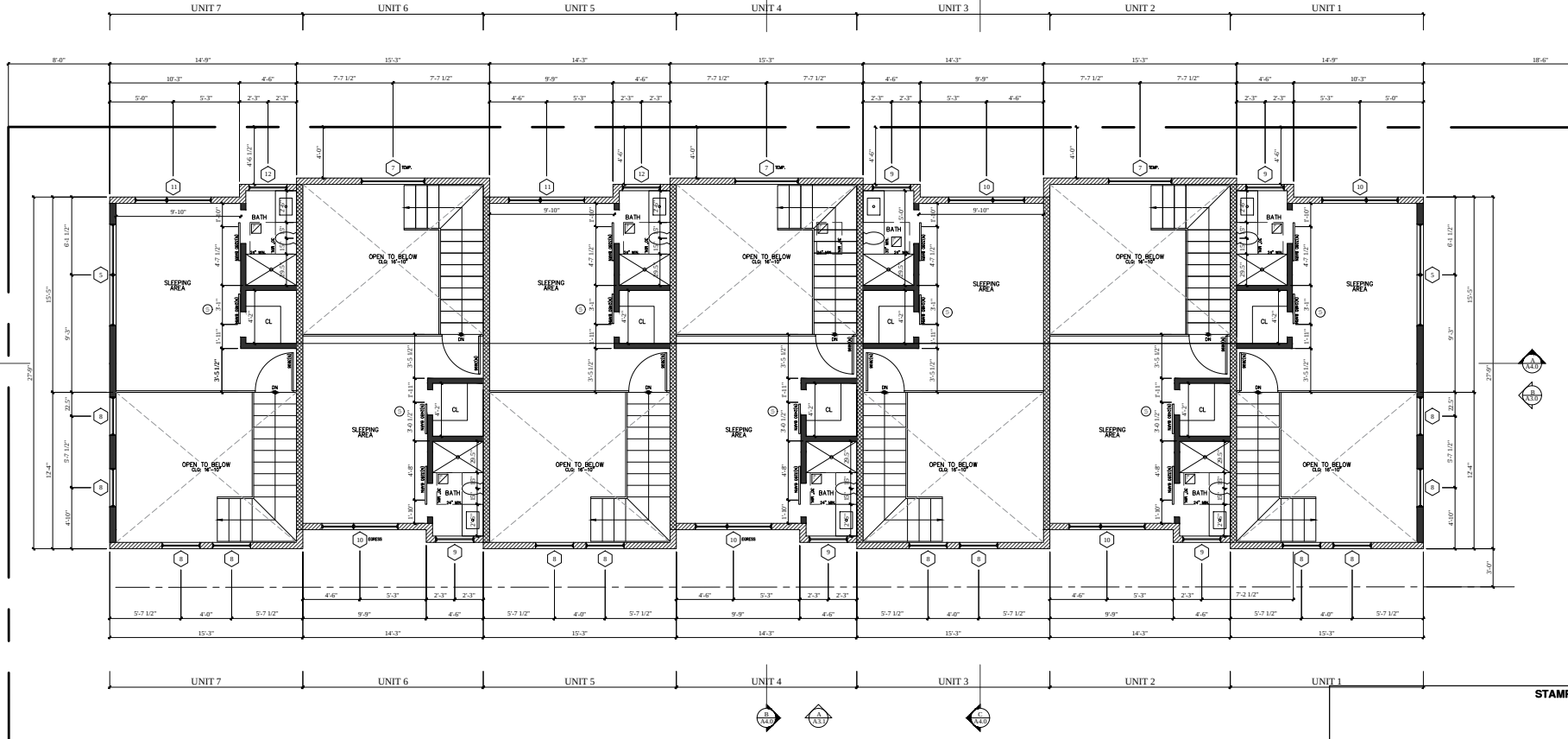


KEY PLAN

Scale: 1/8" = 1'-0"

WALL AND SYMBOL KEY

- NEW WALL
- NEW STC 50 - 1/2" GYPSUM BOARD
- NEW 1 HR. FIRE RATED WALL
- CEILING MOUNTED MECHANICAL EXHAUST FAN - 50 CFM MIN. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DIRECTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL HARDWARED BATTERY BACKUP
- CEILING MOUNTED SMOKE DETECTOR HARDWARED BATTERY BACKUP
- CEILING MOUNTED CARBON MONOXIDE DETECTOR OUTSIDE EACH BEDROOM HARDWARED BATTERY BACKUP
- PROVIDE 1/2" MIN. BETWEEN THE CENTER OF THE WATER CLOSET TO ANY SIDE WALL AND PROVIDE 24" CLEAR SPACE IN FRONT OF THE WATER CLOSET. (CALIFORNIA PLUMBING CODE 407.4)



ADU Second Floor Plan

SHEET TITLE

532 E. Santa Clara Avenue
Units 1-7
Venice, CA 90291

SHEET NO:

A-2.1

REVISIONS

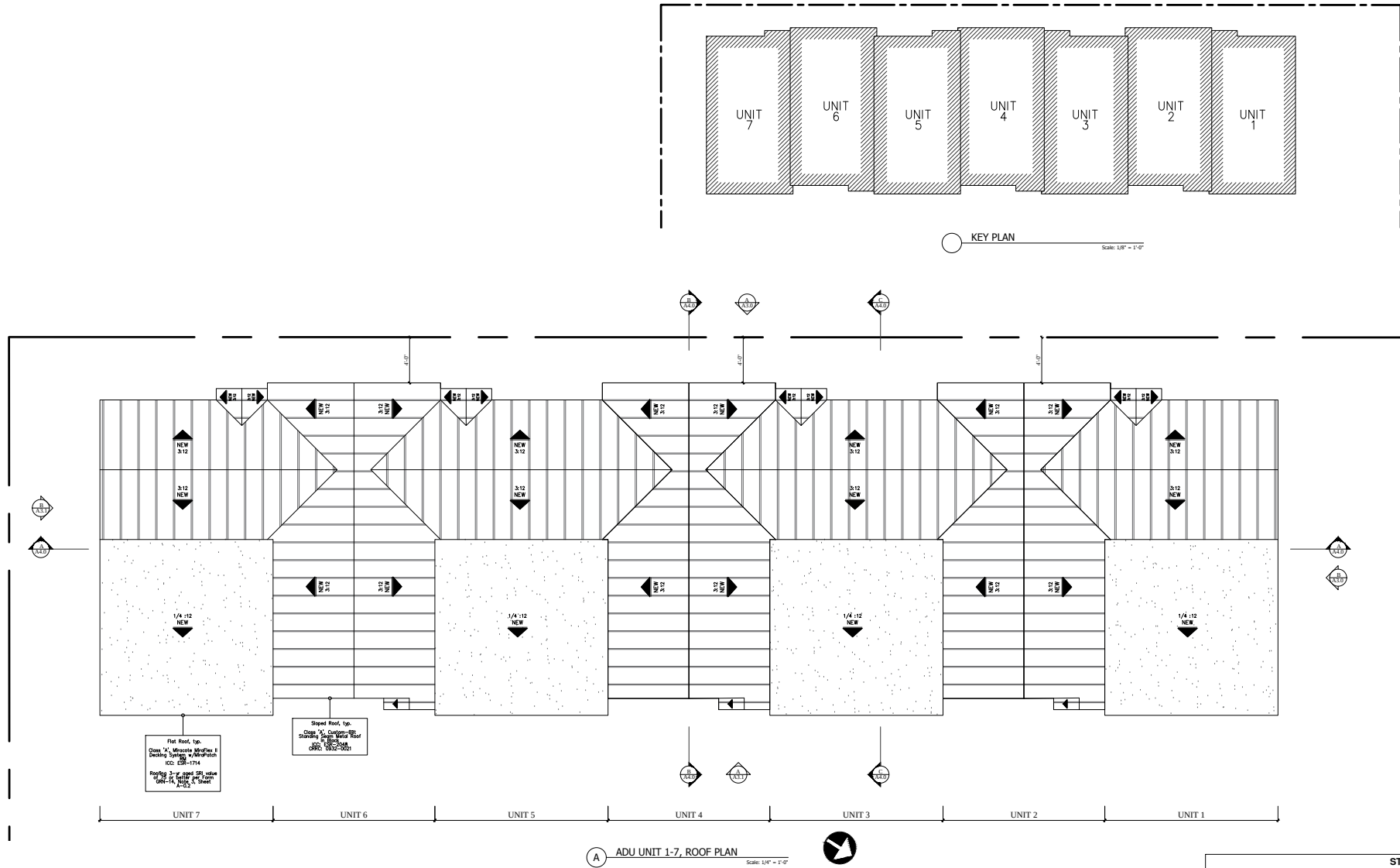
DATE: 01/02/25
DRAWN:

STAMPS

A ADU UNIT 1-7, SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



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323.474.9500
mgp@grossbuildingdesign.com



ADU Roof Plan

SHEET
TITLE

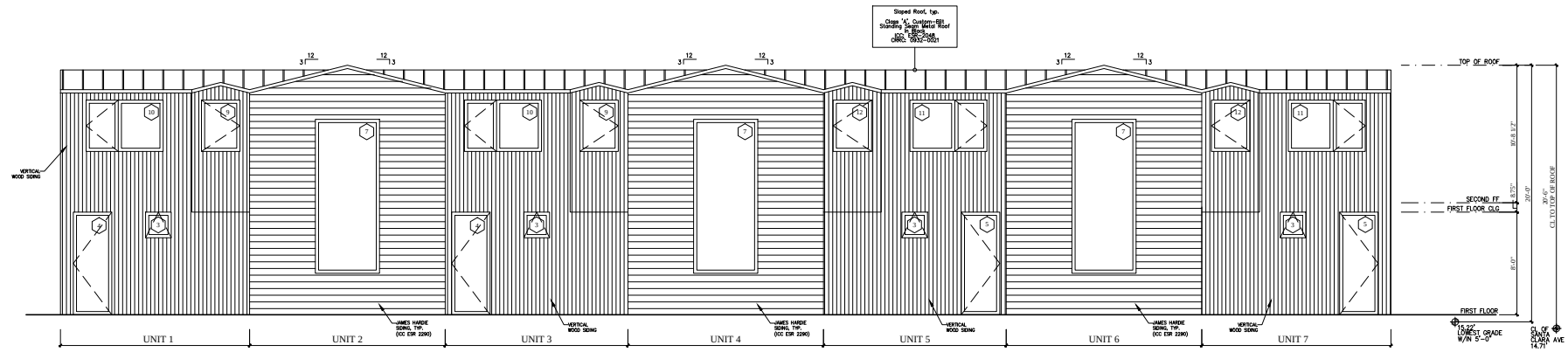
JOB NO: SC1
DATE: 01/02/25
DRAWN:

532 E. Santa Clara Avenue
Units 1-7
Venice, CA 90291

SHEET NO:

A-2.2

STAMPS



ADU FIRE SEPARATION DISTANCE:

PER TABLE R302.1(2) EXTERIOR WALLS - DWELLINGS WITH FIRE SPRINKLERS
OPENINGS IN WALLS ARE UNLIMITED AT A 3 FOOT SEPARATION DISTANCE

TABLE R302.1(2) EXTERIOR WALLS - DWELLINGS WITH FIRE SPRINKLERS

EXTERIOR WALL ELEMENT	MINIMUM FIRE RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated 1 hour - tested in accordance with ASTM E119 or UL 263 with exposure from the outside	0 feet
	Not fire-resistance rated	3 feet ^a
Projections	Not allowed	N/A
	Fire-resistance rated 1 hour on the underside ^{b, c}	2 feet ^d
	Not fire-resistance rated	3 feet
Openings in walls	Not allowed	N/A
	Unlimited	3 feet ^d
Penetrations	Concord with Section R302.4	< 3 feet
	None required	3 feet ^d

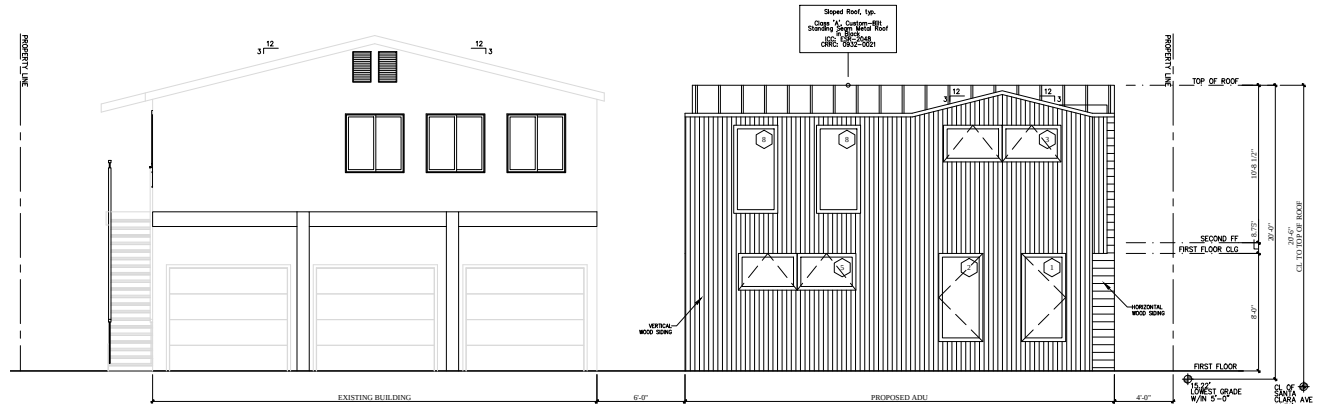
See Section 101.1 for details.
^a For exterior walls, when all openings are equipped throughout with an automatic sprinkler system installed in accordance with Section 909.4, the fire separation distance for covered exterior walls and other projections need not be reduced to 3 feet, nor are exterior projections and other projections need not be reduced to 3 feet, nor are exterior projections and other projections need not be reduced to 3 feet.
^b The roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if building is provided from the wall top plate to the underside of the roof sheathing.
^c The roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave provided that gable vent openings are not installed.

GRADE PLANE CALCULATIONS:

1.	15.34'	11.	15.88'
2.	15.72'	12.	15.87'
3.	16.13'	13.	16.14'
4.	16.27'	14.	16.20'
5.	16.35'	15.	16.17'
6.	16.43'	16.	16.06'
7.	16.35'	17.	15.91'
8.	16'	18.	15.61'
9.	15.81'	19.	15.61'
10.	16.04'	20.	15.59'

TOTAL: 319.68
 AVERAGE GRADE PLANE = 15.96'

A ADU FRONT ELEVATION Scale: 1/4" = 1'-0"



B ADU LEFT SIDE ELEVATION Scale: 1/4" = 1'-0"

ADU Elevations

SHEET TITLE

532 E. Santa Clara Avenue
 Units 1-7
 Venice, CA 90291

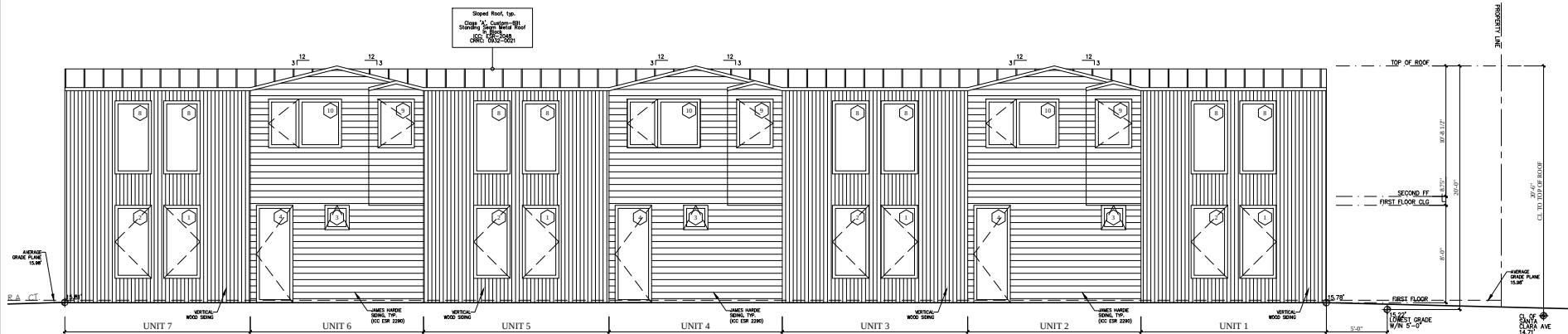
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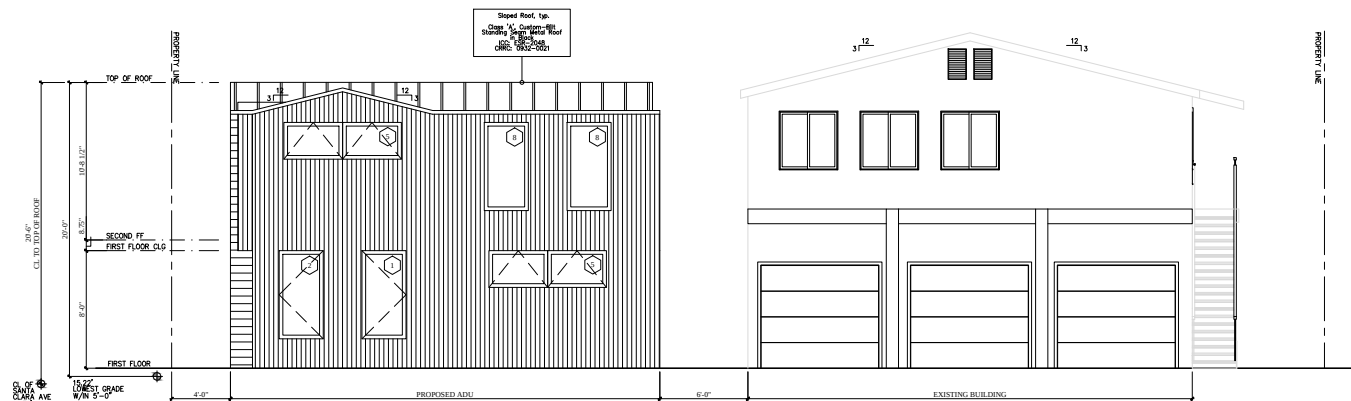
REVISIONS

JOB NO: SCI
 DATE: 01/02/25
 DRAWN:

STAMPS



A ADU REAR ELEVATION
Scale: 1/4" = 1'-0"



B ADU RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

ADU FIRE SEPARATION DISTANCE:

PER TABLE R302.1(2) EXTERIOR WALLS - DWELLINGS WITH FIRE SPRINKLERS
OPENINGS IN WALLS ARE UNLIMITED AT A 3 FOOT SEPARATION DISTANCE

TABLE R302.1(2) EXTERIOR WALLS - DWELLINGS WITH FIRE SPRINKLERS

EXTERIOR WALL ELEMENT	MINIMUM FIRE RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire resistance rated 1 hour - tested in accordance with ASTM E119 or UL 253 with exposure from the outside	0 feet
	Not fire resistance rated	0 hours
	Not allowed	2 feet
Projections	Fire resistance rated 1 hour on the underside ^{1,2}	2 feet
	Not fire resistance rated	0 hours
	Not allowed	2 feet
Openings in walls	Not allowed	0 hours
	Not allowed	2 feet
Penetrations	All	0 hours
	Comply with Section R302.4	0 hours
	None required	2 feet

See (2) 1 hour - 24 hours

See (1) Not applicable

¹ The required exterior walls of all buildings are required to be equipped throughout with an automatic sprinkler system installed in accordance with Section R302.1, for the separation distance for covered exterior walls and rated projections shall be permitted to be reduced to 0 feet, and untested unprotected openings and penetrations shall be permitted, when the adjoining ADU provides an open-sided wall and the ADU is located on the opposite side of the property line.

² The fire resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if fireblocking is provided from the roof top plate to the underside of the roof sheathing.

³ The roof eave fire resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave provided that gable vent openings are not included.

GRADE PLANE CALCULATIONS:

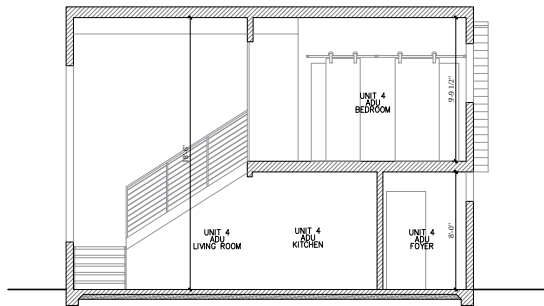
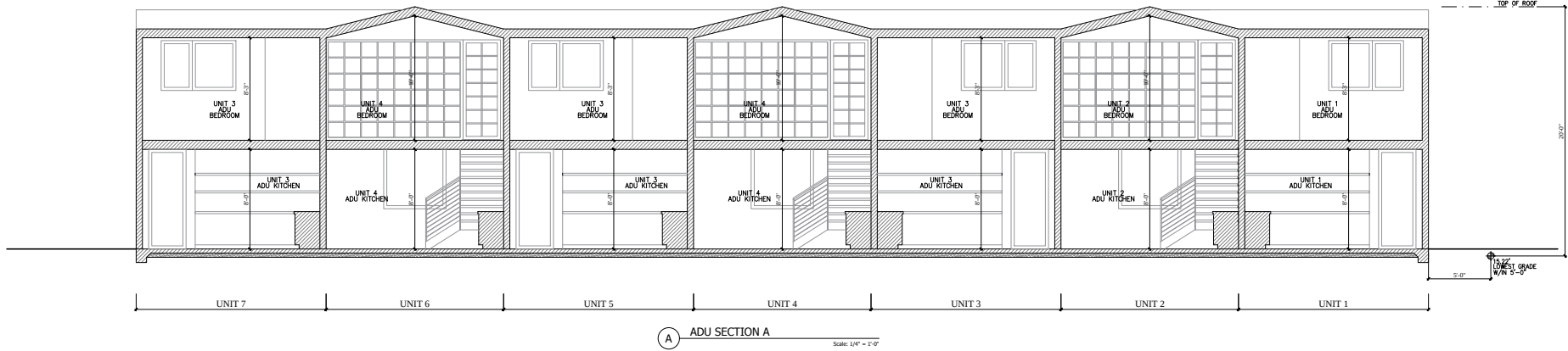
1.	15.34'	11.	15.88'
2.	15.72'	12.	15.87'
3.	16.13'	13.	16.14'
4.	16.22'	14.	16.20'
5.	16.35'	15.	16.17'
6.	16.43'	16.	16.06'
7.	16.35'	17.	15.91'
8.	16'	18.	15.81'
9.	15.81'	19.	15.61'
10.	16.04'	20.	15.59'

TOTAL: 319.68

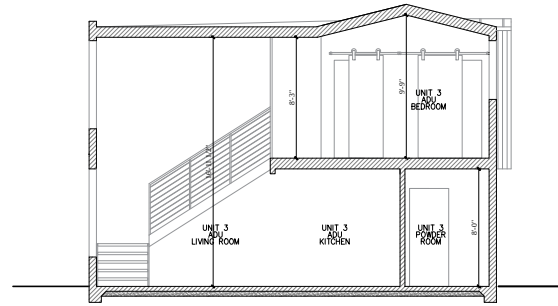
AVERAGE GRADE PLANE = 15.98'

STAMPS

PROVIDE THE FOLLOWING INSULATION PER TITLE-24:	
ROOF:	R-38
EXTERIOR WALLS:	R-13
INTERIOR WALLS:	R-15



(B) ADU SECTION B
Scale: 1/4" = 1'-0"



(C) ADU SECTION C
Scale: 1/4" = 1'-0"

ADU Sections

SHEET TITLE	JOB NO:	SC1	REVISIONS
	DATE:	01/02/25	
	DRAWN:		

532 E. Santa Clara Avenue
Units 1-7
Venice, CA 90291

SHEET NO:

A-4.0

STAMPS

July 8, 2026

Public Comment for LUPC meeting:

I'm commenting on behalf of at least 50 longtime homeowners and renter family residents, we are all vehemently opposed to an illegal mess of a massive construction project application to rip up our back parking lot in order to build 7, ADU's at 532 Santa Clara Ave.

Everyone in our neighborhood who hears about it is really upset about the possibility of this construction taking place. We've written a letter which 50 residents have signed thus far asking the California Coastal Commission and the LA City Planning Commission to deny the Applications.

The applicant is proposing to construct a single 4,996 square foot building containing seven dwelling units on a vacant 5,400 square foot lot and labeling all seven units as Accessory Dwelling Units. This proposal misapplies state ADU law. California Government Code § 66313 and the HCD ADU Handbook clearly define an ADU as a residential dwelling unit located on the same lot as a proposed or existing primary residence. But our current parking lot that has no existing residence, these seven units cannot legally be classified as Accessory, there's no structure for them to be accessory to. What the applicants are actually proposing is a seven-unit multifamily apartment building. This use is not permitted on this parking lot under the City's RD1.5 zoning, which allows a maximum density of one dwelling unit per 1,500 square feet of lot area. Labeling the entire project as ADUs to bypass local zoning and Coastal Act requirements is ignorant, fraudulent and illegal, they're misapplying state and zoning laws. In addition, the project would remove our current parking lot, which is required tenant parking per our legal lease for the 8 units of our apartment building at 534 Santa Clara Ave, not to mention removing 8 parking spaces would greatly exacerbate existing parking shortages in our beloved coastal neighborhood.

Residents of the building within feet of 532 Santa Clara (our current parking lot) and dozens of residents who own homes next door to the proposed construction site have signed a letter respectfully asking the Coastal and City Commissions to deny this application. This Resident Signatures Letter is currently circulating with additional homeowners and renters gathering signatures on their own copies of the letter, everyone is extremely opposed

to the construction plan and signing without hesitation. Signatures include the owner of the Historical Cultural Monument, the Kinney-Tabor house, which was Abbot Kinney's home in the early 1900's, situated across the street from the application plan. Here's some of what the letter says:

We the undersigned, ask you to not approve project Application Number 5-25-0094, which is LA City Case Number DIR-2025-5757-CDP-MEL-HCA.

We are tenants of, and residents next door to the proposed construction site at 532-534 Santa Clara Ave, Venice, CA 90291. We are long-time residents, having lived in our quiet, peaceful, beloved Venice Beach neighborhood for up to 60 years, nobody wants this construction to take place, we are all absolutely against this happening for the following reasons (8 following reasons are given which I'm not going to read at the LUPC meeting)

- **We'll be forced to take legal action with LA City to halt construction, because it would illegally end our free-citizen rights to fresh and clean air flow in our units and neighboring homes which are located within 12 feet of the construction, and would end our rights to a quiet, peaceful environment because of the constant, abhorrent noise pollution from proposed atrocious construction noise (excavation, drilling, hammering, trucks, etc) which could last for one to two years.**
- **The tenants of 534 Santa Clara Ave are up to 23-year residents – artists, teachers, engineers, designers, actors, producers, directors, who work from home and this construction project would end our apartment home quiet work spaces, in which we have professional work meetings and which enable us to earn our livelihoods. The noise pollution happening within feet of our living spaces will be horrific and intolerable.**
- **The proposed construction will block required ventilation in the units for tenants and neighbors, thus violating the right to breathe fresh air during a lengthy construction process. Our**

windows must remain open as the 534 Santa Clara Ave units are extremely hot and require the fresh ocean breezes all day.

- The proposed construction will deliver un-asked for toxic substances, chemicals and dirt into our apartments and neighboring homes from excavation and construction happening a few feet away from where we live and work, thereby forcing us to keep our windows and doors closed all day. This is a clear violation of tenant and residential rights.
- The proposed construction blocks the only secondary access route behind our existing building. If built, there would be no clear secondary exit for tenants or emergency personnel which is a clear fire and life safety hazard. We urge the City to require a formal fire safety access study prior to any approval.
- The proposed construction will massively increase traffic congestion in an already chock-full, impossible-to-find-parking area, located one block from Abbot Kinney Blvd. The constant construction trucks, tenant parking and neighboring resident parking in a tiny area will hugely and negatively increase parking ability, traffic, noise, and quality of life for all residents in the area.
- The proposed construction violates the tenants' lease contracts with Drake Real Estate Group, in which the owner states that a parking space and parking lot is provided to tenants. Where are we supposed to park if this construction takes away our parking spaces which we've had for 23 years per our lease contract?
- The proposed construction places 23-year tenants at risk for displacement. A development of seven ADU's will take away tenant parking on the property, end proper ventilation, end peaceful, professional, quiet work spaces, and outrageously increase traffic to the extent to which tenants will have to find other housing, this clearly violates LA City renter's rights under our Rent Stabilization Ordinance laws.

The letter continues:

Moreover you should know, Drake Real Estate Group, since taking over the management of our building three years ago, has been hugely neglectful of the building and units. They are described as the worst management company in LA in 31 reviews on Yelp with people so moved by anger that they needed to state that if they could give Drake negative stars they would and gravely warning everyone “Never do business with Drake, do not rent from them, they’re the worst.” **The reviews are so terrible that Drake was forced to create their own LLC, called the “534 Santa Clara Ave Apartments, LLC” that they are now using to apply for this construction permit, in order to distance themselves from the name Drake Real Estate Group and people finding out about them in all the negative reviews.**

We were told by the broker who represents Drake, whose name is on the Notice posted by the city on our building, he said he couldn’t believe they posted it without telling him...but why should he be upset? It’s city law to inform tenants of construction when you’re removing their parking lot and replacing it with a mess of their illegal application plan. He stated that “many upgrades and upsides are going to happen, we’re going to enlarge your bedroom windows.” What does that even mean and how could we live here during construction? Our bedroom windows which have gorgeous sunset views are large and fine the way they are now. He also said that these constructed 7 ADU’s will be “cute, sexy, with a lot of greenery.”

Nobody here wants this construction, we are all really upset about the possibility of this happening, including dozens of families with young children who live, walk and play within feet of 532-534 Santa Clara Ave. Nobody supports this construction and we do not respect the neglectful management company who are the builders, they have proven untrustworthy.

We the tenants and surrounding residents, respectfully ask you, the California Coastal Commission and the LA City Planning Commission, to deny this construction application. Thank you.

(that's the letter)

The applicants neither live here nor care about our quality of our lives here. There's a lovely young homeowner family with a 3 year old living in the house just on the other side of the wall from our parking lot. It's outrageous that this beautiful family and all the wonderful residents of our building and all nearby surrounding families would be forced to endure living with abhorrently loud noise pollution, and dust, dirt and toxic chemical air pollution from excavation and building construction. Also, there are daily outdoor AA meetings across the street from the proposed site, where the Venice painter Jules Muck created a beautiful community for healing, and the construction would greatly disrupt their meetings and parking.

It's not right, not just, it's immoral for this neglectful management company to be able to come in and completely upend the lives of so many tenants, homeowners, families and neighbors who all treasure our beloved, quiet, beautiful, coastal Venice Beach pocket.

Drake is not a trustworthy company and their proposed construction plan is not legal per state law and city zoning code. Thank you.

From: mike grossbuilding.com mike@grossbuilding.com
Subject: Re: Neighbors
Date: July 30, 2026 at 9:06 PM
To: Robin Rudisill robin.rudisill.vncupc@gmail.com, Mehrnoosh mehrnoosh@mehrnoosh.com



Hi Mehrnoosh and Robin,

Here is the lot tie affidavit showing both lots acting as one. Should also be noted that the 8 unit building does sit on both lots of you look at the existing site survey and proposed site plan (both are in the plan set you have), you will see this.

Additionally, the CA ADU handbook goes through most questions asked today. Attached are some quick screenshots, but I'd recommend everyone on the board voting on these matters reads all the State and Local ADU Laws thoroughly to ensure they are not breaking any laws in the way they are trying to implement laws and codes locally.

In the attached screenshots, you'll see that we are allowed 8 units, no design standards may be imposed including parking requirements, heights, set backs, lot size, open space requirements, RFA, Lot Coverage, Etc.

You'll see that no replacement parking is required for taking over existing parking to make ADUs.

No density requirements can be imposed, and these ADUs shall NOT be subject to ANY design or development standards that are not covered by the State ADU codes.

Lastly, and just as a point of good house keeping, someone wanted the law about the assembly bill that states our property isn't subject to any parking and I've attached LADBS' memo on its implementation showing that this project complies and as such, no parking requirements can be placed on this entire property.

I hope you find this helpful. Below are the links to the State ADU Handbook and the State ADU Laws as well as the City Of LAs ADU implementation Memo which can answer and handle all objections to this project. Note that the handbook hasn't been updated as to Coastal Commission filings through state only yet.

State ADU Handbook

<https://www.hcd.ca.gov/sites/default/files/docs/policy-and-research/adu-handbook-update.pdf>

State ADU Codes:

https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=GOV&division=1.&title=7.&part=&chapter=13.&article=2

City of LA ADU Memo on implementation

[https://planning.lacity.gov/odocument/184600d8-71d7-4d74-baf1-1f9cd2603320/7A Memo No 143.pdf](https://planning.lacity.gov/odocument/184600d8-71d7-4d74-baf1-1f9cd2603320/7A%20Memo%20No%20143.pdf)

Just as a final note, your vote to deny this evening violates several of these State laws.

Best,

Mike Gross
Gross Building Design, LLC.
323.474.9500
www.GrossBuilding.com



From: mike grossbuilding.com <mike@grossbuilding.com>
Sent: Monday, 27 July 2026 20:27:52
To: Robin Rudisill <robin.rudisill.vnclupc@gmail.com>
Cc: Mehrnoosh <mehrnoosh@mehrnoosh.com>
Subject: Re: Neighbors

Thank you Robin.

Best,

Mike Gross
Gross Building Design, LLC.
323.474.9500
www.GrossBuilding.com



From: Robin Rudisill <robin.rudisill.vnclupc@gmail.com>
Sent: Monday, 27 July 2026 20:20:55
To: mike grossbuilding.com <mike@grossbuilding.com>
Cc: Mehrnoosh <mehrnoosh@mehrnoosh.com>
Subject: Re: Neighbors

You're very welcome. If we get anything else this week before the meeting we'll send you a copy.

On Jul 27, 2026, at 5:18 PM, mike grossbuilding.com <mike@grossbuilding.com> wrote:

Thank you for providing this information. I appreciated it.

Best,

Mike Gross

if mail to:

STEVEN J. CROSSON

me

11611 San Vicente Blvd. #615

Address

Los Angeles, CA. 90049

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1 MIN 10 A.M. MAY 2 1983
PAST.



SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL

I, undersigned hereby certify that we are the owners of real property located in the City of Los Angeles, State of California that is legally described as follows:

LOTS 1 and 2 of Block "R" of Ocean Park Villa Tract. No. 2

(Legal Description)

in the City of Los Angeles

is recorded in Book 4 Page 48 of Maps Records of Los Angeles County.

is property is located at

is known by the following address: 534 Santa Clara Avenue

I hereby agree and covenant with the City of Los Angeles that the above legally described real property shall be held as one parcel and no portion shall be sold separately.

This covenant and agreement is executed for the purpose of creating one bldg. site

is regulated by Section 12.03 of the Los Angeles Municipal Code.

This covenant and agreement shall run with all of the above described land and shall be binding upon ourselves, and our heirs, successors, assigns, their successors, heirs or assignees and shall continue in effect until released by the authority of the Superintendent of Building of the City of Los Angeles upon submittal of request, applicable fees and evidence that this Covenant and agreement is no longer required by law.

SIGNATURES
MUST BE
NOTARIZED

Owner's Name STEVEN J. CROSSON

(Please type or print)

Signature of owner Steven J. Crosson (Sign)

Two Officers's Signatures /
Required for Corporations (Sign)

Name of Corporation

Dated this 19th day of April 19 83

(NOTARIZATION FOR INDIVIDUAL)

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On April 12, 1983

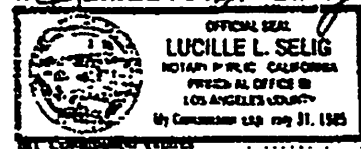
before me, the undersigned, a Notary Public in and for said County and State personally appeared Steven J. Crosson

known to me to be the person whose name is

subscribed to the within instrument and acknowledged that he

executed the same

WITNESS my hand and official seal



7/31/85

(NOTARIZATION FOR CORPORATION)

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On April 12, 1983 before me, the undersigned, a Notary Public in and for said County and State, personally appeared

known to me to be the President, and

known to me to be the Secretary of the Corporation that executed the within instrument, known to me to be the person who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument, known to me to be the person who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal

My Commission expires

MUST BE APPROVED BY
Dept. of Building & Safety
prior to recording

APPROVED BY G.P. [Signature]

FOR DEPARTMENT USE ONLY

Branch Office WLA

District Map 7187

Mail - mike.grossbuildin... x Hillside ADU - mike@gd... x Microsoft Word - PC-STI... x Records System x Document Report x + - □ x

ladbsdoc.lacity.org/IDISPublic_Records/ldis/Report.aspx?Record_Id=5416382&Image=Hidden&ImageToOpen=

Mike@GrossBuildin... Mike@GBD.inc DocuSign ZIMAS NavigateLA Services | LADBS MUNICIPAL CODE Generalized Zoning...

Print

LA DBS

DEPARTMENT OF BUILDING AND SAFETY

May 02, 2025

Document Report

Documents

Document Number(s)

AFF 54033

Record Description

Record ID: 5416382

Doc Type: AFFIDAVIT

Sub Type: LOT TIE

Doc Date: 04/19/1983

Status: None

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: *LOTS 1 & 2 INCLUSIVE

Property Address(es)

534 E SANTA CLARA AVE

Legal Description(s)

Tract:

Block: Lot: Arb:

Modifier: Map Reference:

PIN(s)

1088145 083

Assessor Number(s)

4239-028-022

Film RBF

Type: HIST M0024; 009; 0309

Cross References(s)

Comments: 5416382



Allowable 66323 ADU Combinations		
All formats listed below may be combined as explained in the preceding section		
	Single-Family Primary Dwelling	Multifamily Primary Dwelling
Gov. Code, § 66323, subd. (a)(1) ADU constructed from proposed or existing space	- Sometimes referred to as "Conversions," "Interior," "Created within." - May expand 150 square feet from the existing accessory structure for ingress and egress. - Must have exterior access.	Does not apply
Gov. Code, §§ 66323, subd. (a)(1); 66333-66339 JADUs	- Created within existing or proposed dwelling. 500 square-foot interior livable space maximum. - May be created from within attached garage.	Does not apply
Gov. Code, § 66323, subd. (a)(2) New construction detached	- May be in front setback. 800 square-foot interior livable space maximum.	Does not apply
Gov. Code, § 66323, subd. (a)(3)(A) Constructed in existing space not used as livable	Does not apply	- Existing non-livable space (e.g., gyms, enclosed parking, etc.) within the multifamily structure. - Allows at least one ADU or up to 2 ADUs of existing primary units.
Gov. Code, § 66323, subd. (a)(4) Detached from primary dwelling	Does not apply	- Up to two units detached from proposed primary dwelling, or - Up to eight units detached from existing primary dwelling, not to exceed the number of existing units on the lot. - Four-foot side and rear setbacks.

In addition to the units described in Government Code section 66323, a local agency must allow at least one unit described in Section 66314 and may impose objective development and design standards on such units.

What design, zoning, or other local standards can be imposed on 66323 Units?

A local agency may not impose development or design standards, including both local standards and standards found in State ADU Law, on 66323 Units that are not specifically listed in Government Code section 66323. (Gov. Code, § 66323, subds. (a), (b).) This includes, but is not limited to, parking, height, setbacks, or other zoning provisions (e.g., lot size, open space, floor area ratio, etc.).

Additionally, rentals of 66323 ADUs and JADUs must be for terms longer than 30 days. (Gov. Code, §§ 66323, subd. (e); 66333, subd. (g).) Fire sprinklers are not required for the ADU if not required for the primary residence, and the construction of an ADU or JADU may not trigger the requirement for fire sprinklers in an existing multifamily dwelling. (Gov. Code, § 66323, subd. (d).)

Can a 66323 ADU created by converting an existing accessory structure be expanded?

Yes. An ADU created within the existing space of an accessory structure can be expanded beyond the physical dimensions of the structure up to 150 square feet solely for the purpose of accommodating ingress and egress. (Gov. Code, § 66323, subd. (a)(1)(A).) An example is the construction of a staircase to reach a second story ADU. The ADUs shall conform to setbacks sufficient for fire and safety. (Gov. Code, § 66323, subd. (a)(1)(C).)

NOTE: A JADU may be created within the walls of a single-family residence and not within an accessory structure.

For more information regarding 66323 multifamily accessory units, please see Multifamily ADUs.

ADUs

What is an ADU?

An ADU is accessory to a primary residence and has complete independent living facilities for one or more persons. ADUs are either "detached from," "attached to," or located within the



including units described in Government Code section 66323, then the local agency may impose "a moratorium or similar restriction or limitation on housing development" as described in Government Code section 66300, subdivision (b)(1)(B), only with HCD's approval. Note that any such moratorium or restriction may only be imposed to "specifically protect against an imminent threat to ... health and safety...." (Gov. Code, § 66300, subd. (b)(1)(B)(i).)

Can local agencies restrict ADUs based on Fire Hazard Severity Zones or other environmental hazards?

HCD understands that extreme weather conditions occur, and the threat of destructive wildfires cannot be ignored. Some agencies have used the High (HFHSZ) and Very High Fire Hazard Severity Zone (VHFHSZ) maps provided by CAL FIRE to mark areas where ADUs may be restricted or prohibited altogether. However, according to CAL FIRE, the HFHSZ and VHFHSZ maps are intended to govern building materials used in construction and defining zones of defensibility around structures. These are *not* intended to restrict housing development. The presence of a High Fire Hazard Severity Zone is not a conclusive rationale to warrant

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restricting ADUs. A restriction based on the threat to public safety should be supported with findings detailing the impact of ADUs on public safety. (Gov. Code, § 66314, subd. (a).)

Can an ADU application be denied due to lot density?

No. An ADU ordinance shall provide that ADUs do not exceed the allowable density on the lot (Gov. Code, § 66314, subd. (c)). Additionally, ADUs which conform to Government Code section 66314 shall not be considered to exceed the allowable density for the lot (Gov. Code, §§ 66314, subd. (c); 66319).

Can ADUs be used to qualify a project for a density bonus pursuant to State Density Bonus Law (SDBL), even though the general plan designation on the site allows less than five primary units?

Yes. A project initially qualifies under the SDBL when the project's "total units," as defined in the SDBL (i.e., the number of units in the project *before* a density bonus is received) meet or exceed five units (Gov. Code, § 65915, subd. (o)(8)). Although the SDBL makes no mention of ADUs in its text, it likewise does not expressly narrow the definition of a unit to exclude ADUs. Provided they are counted within the total units of the project, ADUs are a type of housing unit that may be counted for the purposes of achieving the five total unit minimum.

If ADUs can be used to qualify a project under the SDBL's minimum total unit requirement, can they likewise be used to calculate a density bonus?

No. The calculation of a density bonus is based solely on a site's maximum allowable residential density, which does not include ADUs. A density bonus is defined as "a density increases over the otherwise maximum allowable gross residential density..." (Gov. Code, § 65915, subd. (f)). Maximum allowable residential density is defined as "the greatest number of units allowed under the zoning ordinance, specific plan, or land use element of the general plan." (Gov. Code, § 65915, subd. (o)(6).) As an example, if the zoning ordinance allows up to two units and the general plan allows up to three, the *maximum allowable residential density* (i.e., base density) on the site is three units, even though the addition of two ADUs brings the "total units" to five (see question above). The density bonus would then be calculated on top of a base density of three units, not five.

Can a local government apply design and development standards?

Yes. With an adopted ADU ordinance in compliance with State ADU Law, a local government may apply objective development and design standards that include, but are not limited to, parking, height, setback, landscape, architectural review, maximum size of a unit, and standards that prevent adverse impacts on any real property that is listed in the California Register of Historical Resources. These standards must be *objective* to allow ministerial review of an ADU. (Gov. Code, §§ 66314, subd. (b)(1); 66316.) ADUs created under Government Code section 66323 shall not be subject to design and development standards except for those that are specified in section 66323. (Gov. Code, § 66323, subds. (a), (b)).

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Can an ADU be built in a historic district or if the primary residence is subject to historic preservation?

Yes. ADUs are allowed within a historic district and on lots where the primary residence is subject to historic preservation. State ADU Law allows for a local agency to impose standards that prevent adverse impacts on any real property that is listed in the California Register of Historical Resources. (Gov. Code, § 66314, subd. (b)(1).)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: October 23, 2023

TO: Interested Parties
Department of City Planning Staff

FROM: Vincent P. Bertoni, AICP
Director of Planning
Department of City Planning

Osama Younan, P.E. *o.g.*
General Manager
Department of Building and Safety

SUBJECT: IMPLEMENTATION OF AB 2097 (2022)

On September 22, 2022, the Governor signed Assembly Bill (AB) 2097, which added Government Code Section (§) 65863.2. AB 2097 prohibits a public agency from imposing or enforcing any minimum automobile parking requirement on any residential, commercial, or other development project that is within one-half mile of a major transit stop, with minor exceptions detailed below. A development project, for purposes of this bill, includes any project requiring a discretionary entitlement or building permit to allow the construction, reconstruction, alteration, addition, or change of use of a structure or land.

This updated memorandum supersedes the memorandum dated December 29, 2022 and will serve as guidance for staff and project applicants on the implementation of AB 2097 for discretionary and ministerial projects until the time this memo is superseded. Staff and interested parties are encouraged to refer to state law in Government Code §65863.2 for additional information as this memo is not exhaustive.

AB 2097 Eligibility and Restrictions

AB 2097 prohibits a public agency from imposing minimum automobile parking requirements on most types of development within half a mile of a major transit stop. AB 2097 specifies that the parking reductions in this bill do not apply to projects that designate (i.e., create or expand) any portion of the project as a hotel, motel, bed and breakfast inn or other transient lodging use, or reduce parking spaces designated for this use. A residential hotel as defined in Section 50519 of the Health and Safety Code is not considered transient lodging and can use AB 2097. Furthermore the parking reductions do not apply to employee parking for an event center, or publicly accessible commercial parking, that is not obligated to specific use, in a contractual agreement with a public agency executed before January 1, 2023.

In addition, a public agency has the option to impose minimum parking requirements if it can make written findings within 30 days of receipt of a completed application (e.g., a complete application for an entitlement was filed and fees were paid to DCP) for a discretionary development project. These findings may not be made against the following housing development projects that:

- Include a minimum of 20 percent of the total dwelling units for very low, low, or moderate income households, students, the elderly, or persons with disabilities.
- Contain fewer than 20 dwelling units.
- Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements).

Any public agency findings to impose parking minimums must be supported by a preponderance of evidence in the record, showing that not imposing or enforcing minimum automobile parking requirements on the development would have a substantially negative impact, on any of the following:

1. The City's ability to meet its share of the Regional Housing Needs Assessment (RHNA) for low and very low income households.
2. The City's ability to meet any special housing needs for the elderly or persons with disabilities.
3. Existing residential or commercial parking within one-half mile of the housing development (defined in Govt. Code Sec. 65589.5).

As part of the implementation of AB 2097, the Department of City Planning will be collecting data during the first year of implementation of the statute, and will be evaluating whether invoking either of the two



the non-conformance creates a threat to public health and safety and is affected by the construction of the ADU (Gov. Code, §§ 66322, subd. (b)).

Owner-Occupancy

Can local agencies require owner-occupancy for an ADU?

Only ADUs which are sold separately to a qualified buyer under Government Code section 66341, subdivision (c)(3), can require owner-occupancy. Otherwise, a local agency cannot impose an owner-occupancy requirement on any other ADU (Gov. Code, § 66315).

Are there any owner-occupancy requirements for JADUs?

Yes, under certain circumstances. If a JADU has shared sanitation facilities with the primary structure, owner-occupancy will be required. If the JADU does *not* have shared sanitation

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facilities, or the owner is another governmental agency, land trust, or housing organization, owner-occupancy will not be required. The owner must reside in either the remaining portion of the primary residence or in the newly created JADU. (Gov. Code, § 66333, subd. (b).) Additionally, JADUs cannot be used as short-term rentals and, if rented, must be rented for longer than 30 days (Gov. Code, § 66333, subd. (g)).

Parking Requirements

Can ADU parking requirements exceed one space per unit or bedroom?

No. Parking requirements for ADUs shall not exceed one parking space per unit or bedroom, whichever is less (Gov. Code, § 66314, subd. (d)(10)(A)). These spaces may be provided as tandem parking on a driveway (Gov. Code, § 66314, subd. (d)(10)(B)). Guest parking spaces shall not be required for ADUs under any circumstances. In addition, a local agency may not require off-street parking spaces to be replaced when a garage, carport, covered parking structure, or uncovered parking space is demolished in conjunction with the construction of an ADU or converted to an ADU (Gov. Code, § 66314, subd. (d)(11)).

Not being demolished

Local agencies may choose to eliminate or reduce parking requirements for ADUs, such as requiring zero or a fraction of a parking space per each ADU (such as a ½ space per unit), to further reduce barriers to ADU construction and to facilitate more development of mixed-modal transportation such as walking and public transit.

Are certain ADUs exempt from parking requirements?

Yes. A local agency shall not impose parking standards on any of the following ADUs, pursuant to Government Code section 66322, subdivision (a):

- 1) ADUs located within one-half mile walking distance of public transit.
- 2) ADUs located within an architecturally and historically significant historic district.
- 3) ADUs that are part of the proposed or existing primary residence or an accessory structure.
- 4) When on-street parking permits are required but not offered to the occupant of the ADU.
- 5) When there is a car share vehicle located within one block of the ADU.
- 6) When a permit application for an ADU is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the ADU or the parcel satisfies any other criteria listed in Government Code section 66322, subdivision (a)(1)-(5).

Parking requirements for ADUs may not exceed one parking space per ADU or per bedroom, whichever is less (Gov. Code, § 66314, subd. (d)(10)). ADUs which have no bedrooms because they are an "efficiency unit" or studio do not increase the bedroom count.

In addition, local agencies may not impose parking requirements on 66323 Units.

Is flexibility for siting ADU parking recommended?

Yes. Local agencies should be flexible when siting parking for ADUs. Off-street parking spaces for ADUs shall be permitted in parking areas in locations determined by the local agency or through tandem parking unless specific findings are made otherwise based on specific site or regional topographical or fire and life safety conditions. (Gov. Code, § 66314, subd. (d)(10)(B).)

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When a garage, carport, uncovered parking space, or covered parking structure is demolished in conjunction with the construction of an ADU, or converted to an ADU, the local agency shall not require that those off-street parking spaces for the primary unit be replaced (Gov. Code, § 66314, subd. (d)(11)).

Permit Applications and Permitting Agencies

What is an ADU permitting agency?

A permitting agency is "any entity that is involved in the review of a permit for an accessory

From: Wendle Josepher wendlejosepher@gmail.com 

Subject: Density code issues with 534 Santa Clara Ave

Date: July 31, 2026 at 10:15 PM

To: Robin Rudisill robin.rudisill.vnclupc@gmail.com

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Robin,

Thank you for the information and affidavits. So the lots being tied makes it even more difficult for the builder to overcome and get approval because the density is restricted to two or three even if one of the units is designated as as "affordable replacement unit" in perpetuity. Drake Real Estate Group, the owner, will try and get the highest rent possible so they cannot be approved.

The Coastal Commission's Land Use plan likely designates the property as Low/Medium Density Multi Family per lot. And since the lots are tied together and it's occupied by a 8 unit apartment building it already exceeds the allowable density.

I and the residents are most grateful to the VNC LUPC for your careful, thoughtful investigation into this case. Thank you for hearing the neighborhood residents' extremely strong opposition to this construction.

Best,
Wendle

On Jul 31, 2026, at 6:55 PM, Robin Rudisill
<robin.rudisill.vnclupc@gmail.com> wrote:

Hi Wendle,

Thanks for the info.

The Land Use & Planning Committee voted to make a recommendation for the Venice Neighborhood Council (VNC) to oppose the project. The VNC can't "deny" it as neighborhood councils can only recommend projects be approved or denied.