



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

City Case No:	DIR-2026-1941-CDP-MEL-HCA
CEQA Case No:	ENV-2026-1943-EAF
Related City Case No(s):	ADM-2026-1942-VSO-HCA
Address of Project:	811 Howard St
Applicant/Property Owner:	Mark Soberay
Applicant's Representative:	Jesi Harris, Brian Silveira & Associates Robert Thibodeau, DU Architects
Standard of Review:	Coastal Act, with certified Land Use Plan (LUP) as guidance (for CDPs) Venice Community Plan Mello Act; CEQA. Other applicable State laws: Assembly Bill 2097, ADU regulations
Coastal Zone:	Single <u> x </u> permit jurisdiction
City Hearing:	Not yet scheduled
Email for City Planner:	sienna.kuo@lacity.org
LUPC Staff assigned:	Jalal Awan

I. Detailed Project Description:

Demolition of existing SFD & garage & new construction of a SFD with a new detached garage.

New SFD: 2,856 sq ft footprint area (two-story volume); first floor 1,573 sq ft, second floor 2,226 sq ft; total project net area 3,799 sq ft (4,415 sq ft building area / 4,486 sq ft gross including garage and rec room).

Note: Per applicant representative's July 30 email: The single-family home totals 2,500 sf (changed from the 2,856 sf previously shown), and the rec room on the second floor of the rear structure is 766 sf (up from the 754 sf previously shown). The proposed zoning code floor area is now reflected as 4,023 sf instead of the 3,799 sf previously shown. The architect also updated the buildable area diagram and calculation to reflect a 15-ft required rear yard (although two-story accessory structures are permitted a 5-ft rear yard per LAMC 12.21.C.5.(f)).

Detached rear structure: 606 sq ft three-car garage (two standard 8'-6" × 18' stalls + one compact 7'-6" × 15'), 150 sq ft bike storage, spiral stair to a 754 sq ft second-story recreation room; garage and rec room total 1,511 sq ft.

Note: Per discussion, the detached garage may in future be converted to an ADU. LUPC notes that possibility and emphasizes that any future conversion is not authorized in this application and must follow applicable code, including Government Code § 65852.2 for ADU conversion.

II. Motion:

The Venice Neighborhood Council recommends approval of the project at 811 Howard St, as proposed, conditioned on including at least one native tree and using native plants in the landscaping from the VNC Venice Best Practices Native Plant List.

Moved by Jalal Awan, seconded by Robin Rudisill, unanimous approval. 7-0-0. (SW, JK absent)

III. Pros & Cons of Project:

Positive aspects of project:

- Straightforward like-for-like SFD replacement in a mature residential neighborhood (Oakwood / South Venice); no net loss or gain of dwelling units, and the detached-garage typology is preserved.
- Scale within neighborhood norms: 20'-3" parapet height (23'-9" open roof-deck guardrail; no enclosed roof access structure) on a block with structures ranging roughly 10 ft to 36.8 ft (see applicant's Character Analysis).
- Parking exceeds the requirement (3 spaces vs. 2 required), taken from the rear alley with no new curb cut on Howard Street; dedicated bike storage provided.
- Complete initial submittal (application, Certificate of Occupancy, CDP findings, Mello Act findings, plans, and vicinity map); no obvious red flags on the face of the case summary.

Negative aspects of project:

- Mello Act occupancy history of the existing dwelling is not yet documented in the file; replacement/relocation obligations cannot be confirmed until verified.
- Roof deck may raise privacy considerations for adjacent properties (mitigated by open guardrail design and VCZSP compliance).
- Case is currently on hold with no City hearing scheduled.

IV. Neighborhood Outreach/Summary of Community Input:

Dear Neighbor,

We wanted to reach out personally to let you know about a small residential project taking place at **811 Howard Street**.

The existing single-family home and detached garage on the property will be removed and replaced with a new single-family home and detached garage. A rendering of the new home is shown below.



Project overview:

- **Address:** 811 W Howard Street
- **Height:** 20 feet
- **Planning Application Case Number:** DIR-2026-1941-CDP-MEL-HCA
- **Anticipated start date:** January 2027
- **Anticipated completion:** January 2028

If you have any questions about the project, please don't hesitate to reach out.

Contact: Jesi Harris **Phone:** (213) 393-9929 **Email:** jesi@bsilveira.associates

Thank you for your patience and understanding as we complete this project. We look forward to being good neighbors throughout the process.

Warm regards,
Jesi Harris, Brian Silveira & Associates

Outreach addresses:

	A	B	C	D	E	F
1	Number	Direction	Street	City	State	Zip
2	801	W	HOWARD ST	LOS ANGELES, CA		90292
3	802	W	HOWARD ST	LOS ANGELES, CA		90292
4	803	W	HOWARD ST	LOS ANGELES, CA		90292
5	808	W	HOWARD ST	LOS ANGELES, CA		90292
6	809	W	HOWARD ST	LOS ANGELES, CA		90292
7	811	W	HOWARD ST	LOS ANGELES, CA		90292
8	812	W	HOWARD ST	LOS ANGELES, CA		90292
9	813	W	HOWARD ST	LOS ANGELES, CA		90292
10	814	W	HOWARD ST	LOS ANGELES, CA		90292
11	818	W	HOWARD ST	LOS ANGELES, CA		90292
12	817	W	HOWARD ST	LOS ANGELES, CA		90292
13	821	W	HOWARD ST	LOS ANGELES, CA		90292
14						

V. **Findings re. Entitlements:**

A. **Coastal Development Permit (CDP)—Coastal Act & certified Land Use Plan (LUP) are standard of review**

1. **Parking/Coastal Access—Assembly Bill 2097 must also be considered in the standard of review**

Coastal Act Section 30252 states: *The location and amount of new development should maintain and enhance public access to the coast by facilitating the provision or extension of transit service...and providing adequate parking facilities or providing substitute means of serving the development with public transportation*

The project provides three off-street parking spaces in a new detached garage taken from the rear alley, where two spaces are required, and adds dedicated bike storage (non-automobile circulation). No parking reduction under Assembly Bill 2097 is requested.

Because one dwelling replaces one dwelling and on-site parking exceeds the requirement, no parking demand is displaced onto coastal access streets, and the project appears generally consistent with Coastal Act Section 30252.

2. **Scenic and Visual Qualities**

Coastal Act Section 30251 Scenic and visual qualities states: *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.*

The inland lot does not affect views to or along the ocean. The 20'-3" parapet height (23'-9" open roof-deck guardrail; no enclosed roof access structure) sits within the documented range of the surrounding block (roughly 10 ft to 36.8 ft), with a 20-ft prevailing front setback, 3'-9" side yards, and landscaped frontage.

With height, massing, and setbacks visually compatible with the surrounding streetscape, the project appears generally consistent with Coastal Act Section 30251 regarding neighborhood character and visual compatibility.

3. **Environmental Justice Policy (if applicable: yes x)**

The Coastal Commission's Environmental Justice Policy states: *The Commission recognizes that the elimination of affordable residential neighborhoods has pushed low-income Californians and communities of color further from the coast, limiting access for communities already facing disparities with respect to coastal access and may contribute to an increase in individuals experiencing homelessness.*

Coastal Act Section 30604(f) states: *The Commission shall encourage housing opportunities for persons of low and moderate income,*

Coastal Act Section 30604(g) states: *The legislature finds and declares that it is important for the Commission to encourage the protection of existing and the provision of new affordable housing opportunities for persons of low and moderate income in the coastal zone.*

Coastal Act Section 30116 states: *“Sensitive coastal resource areas” means those identifiable and geographically bounded land and water areas within the coastal zone of vital interest and sensitivity. “Sensitive coastal resource areas” include... areas that provide existing coastal housing or recreational opportunities for low- and moderate-income persons.* (Emphasis added)

The project replaces one single-family dwelling with one single-family dwelling, resulting in no net loss of housing. Subject to Mello Act verification of the pre-demolition occupancy history (and documentation of any replacement or relocation obligations), the project appears generally consistent with Coastal Act policies encouraging housing opportunities within the Coastal Zone.

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 a one-for-one replacement of an existing single-family dwelling on an existing developed residential lot served by public infrastructure, at a scale consistent with the surrounding block and preserving the alley-loaded detached-garage pattern.

Given its limited, like-for-like scale, the project appears generally consistent with Coastal Act Section 30250(a), and significant cumulative impacts to coastal resources are not anticipated.

5. Protection of Special Coastal Communities

Coastal Act section 30253(e) states: *New development shall do all of the following...(e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.*

LUP Policy Preservation of Venice as a Special Coastal Community states:

Preservation of Venice as a Special Coastal Community

Policy I. E. 1. General. Venice's unique social and architectural diversity should be protected as a Special Coastal Community pursuant to Chapter 3 of the California Coastal Act of 1976.

Policy I. E. 2. Scale. New development within the Venice Coastal Zone shall respect the scale and character of community development. Buildings which are of a scale compatible with the community (with respect to bulk,

height, buffer and setback) shall be encouraged. All new development and renovations should respect the scale, massing, and landscape of existing residential neighborhoods. Lot consolidations shall be restricted to protect

Policy I. E. 3. Architecture. Varied styles of architecture are encouraged with building facades which incorporate varied planes and textures while maintaining the neighborhood scale and massing.

The replacement dwelling respects the scale, massing, and landscape of the existing residential neighborhood (block structures roughly 10–36.8 ft), involves no lot consolidation, and proposes an open 3'-6" roof-deck guardrail rather than an enclosed roof access structure, with varied planes and materials on the facade. The project appears generally consistent with Coastal Act Section 30253(e) and LUP Policies I.E.1–3. Special consideration should be given to rooftop-deck privacy relative to adjoining parcels.

- B. **Density Bonus Act (DB)(if applicable):** not applicable
- C. **Conditional Use (CU) cite LAMC CU Section:** not applicable
- D. **Mello Act (MEL):** not applicable
- E. **Housing Crisis Act (HCA):** not applicable
- F. **Priority Housing Program (PHP):** not applicable
- G. **Add any other applicable entitlements here, such as SPPE (Specific Plan Project Exception), ZAA (Zoning Administrator Adjustment), etc.:** None identified.

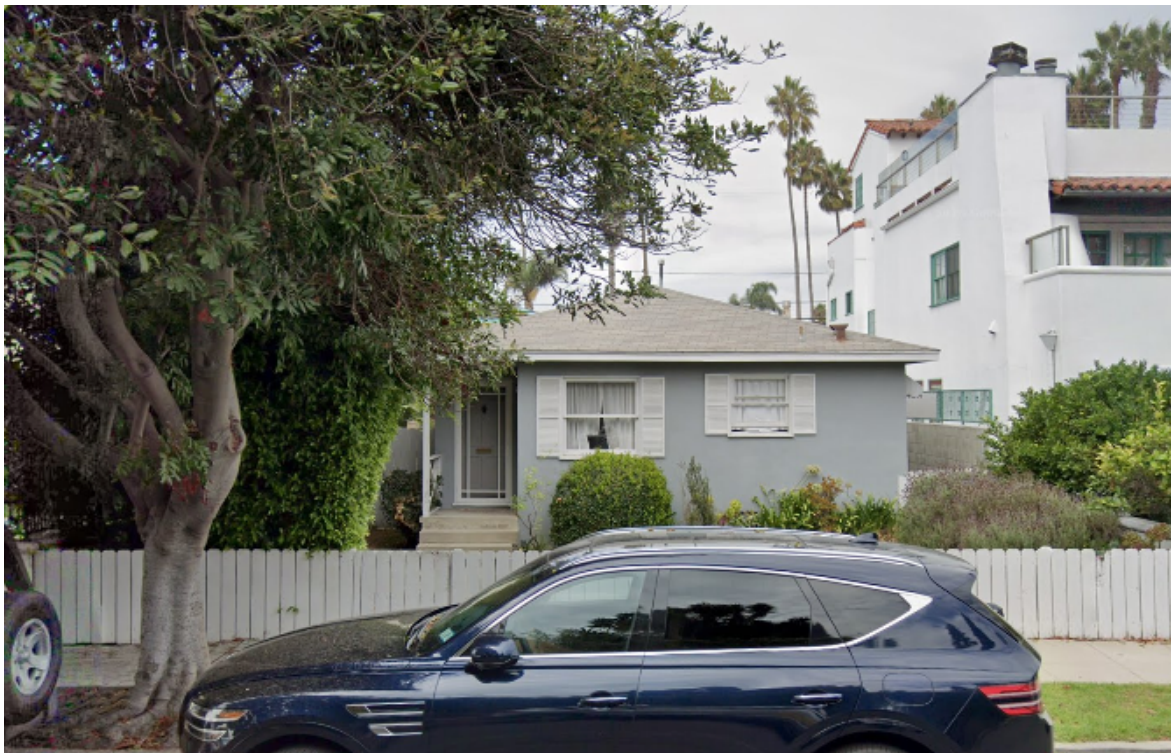
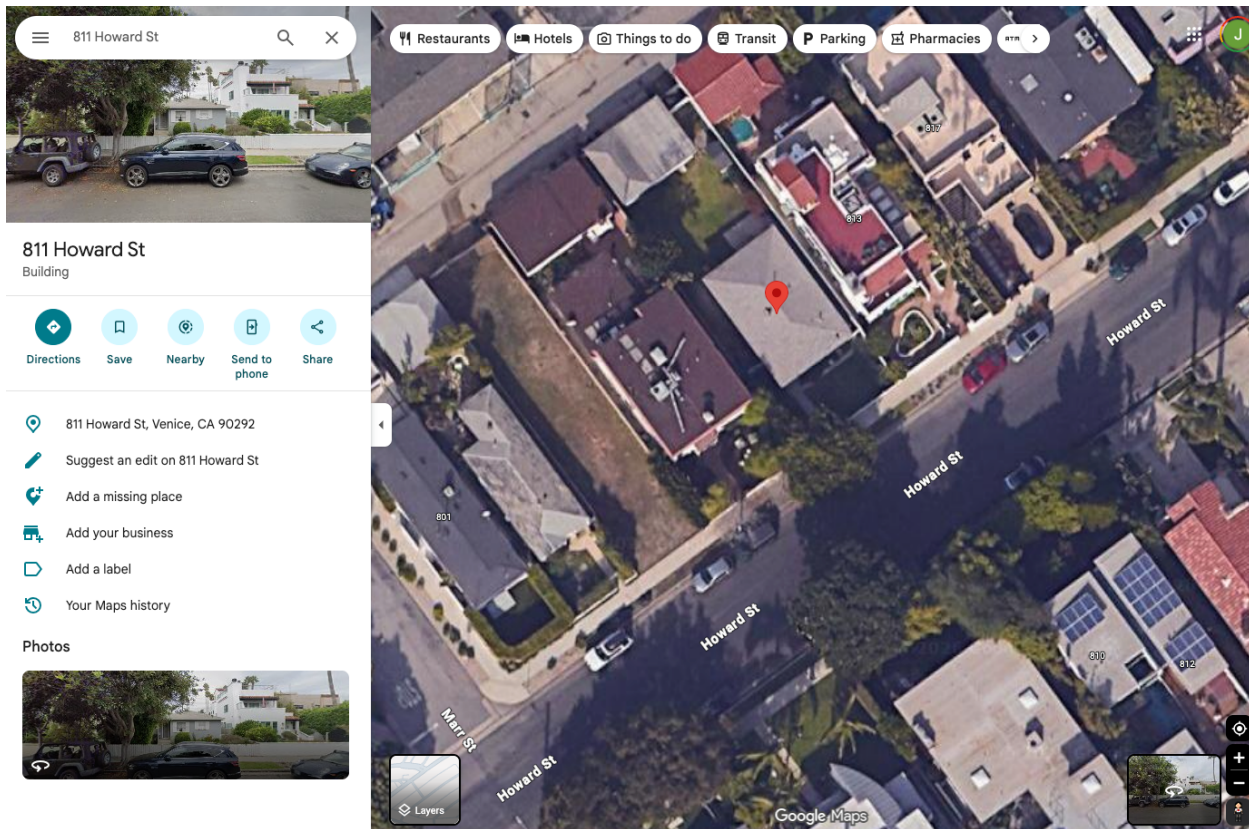
Applicant-prepared Character Analysis:

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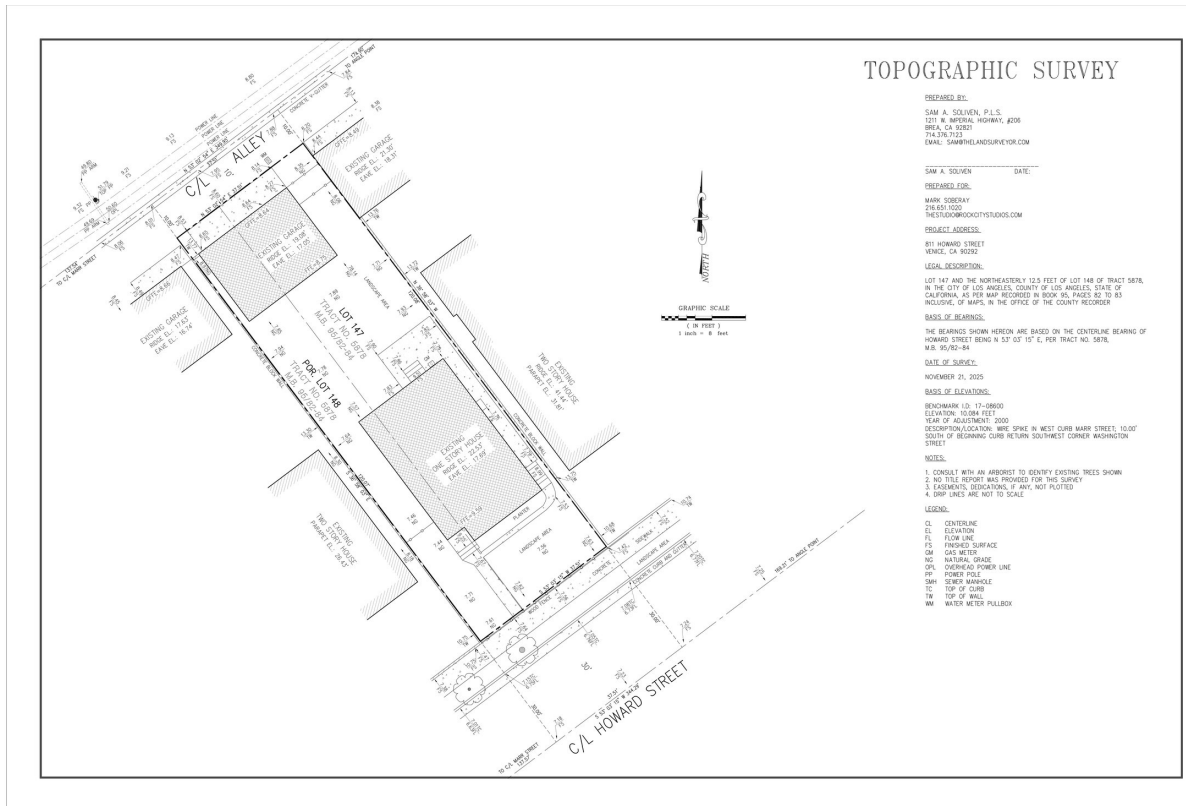
Applicant-prepared CDP Findings:

<https://planning.lacity.gov/pdiscaseinfo/document/MTMxMjU0/ce96723a-1025-4dfb-bffe-dd4cba734cd0/submit/archive>

Photos of existing:



Existing Site Plan:

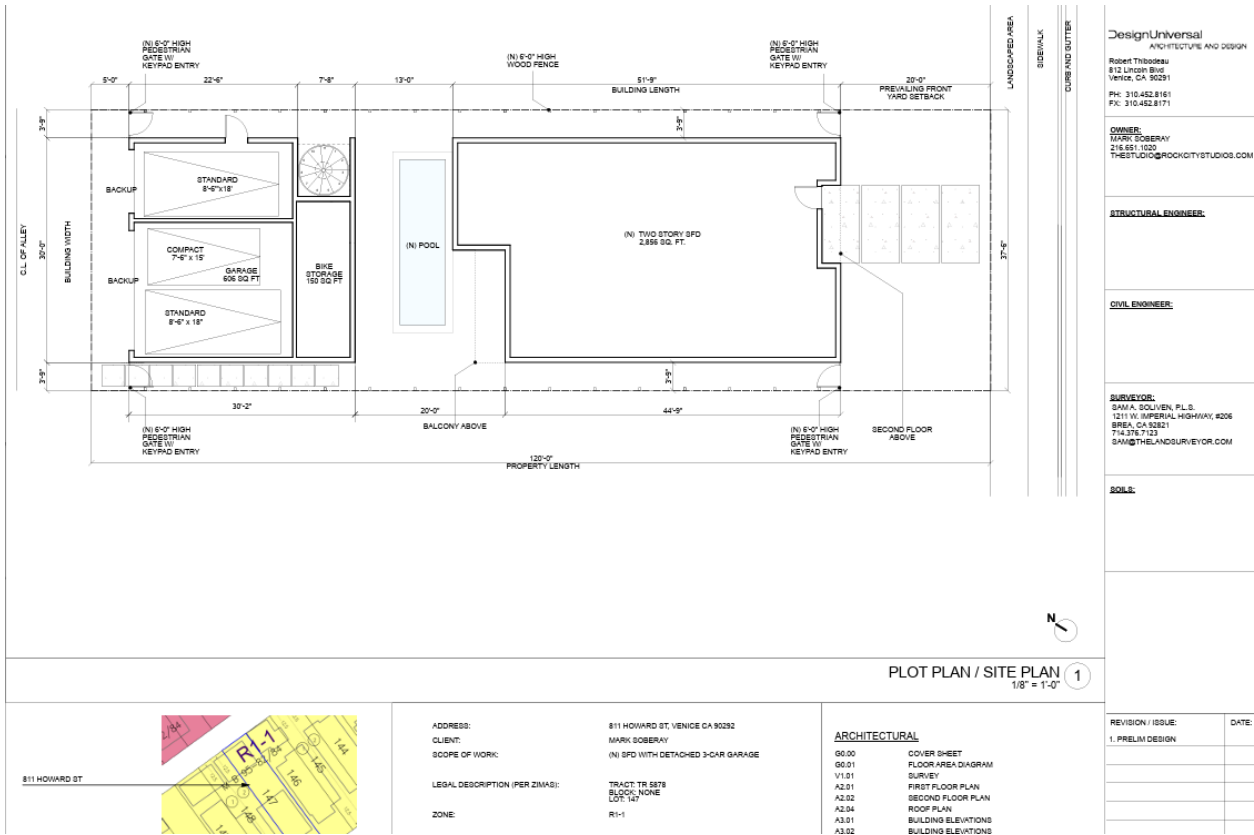


Topographic survey of existing conditions, 811 Howard St (Sheet V1.01; survey date November 21, 2025).

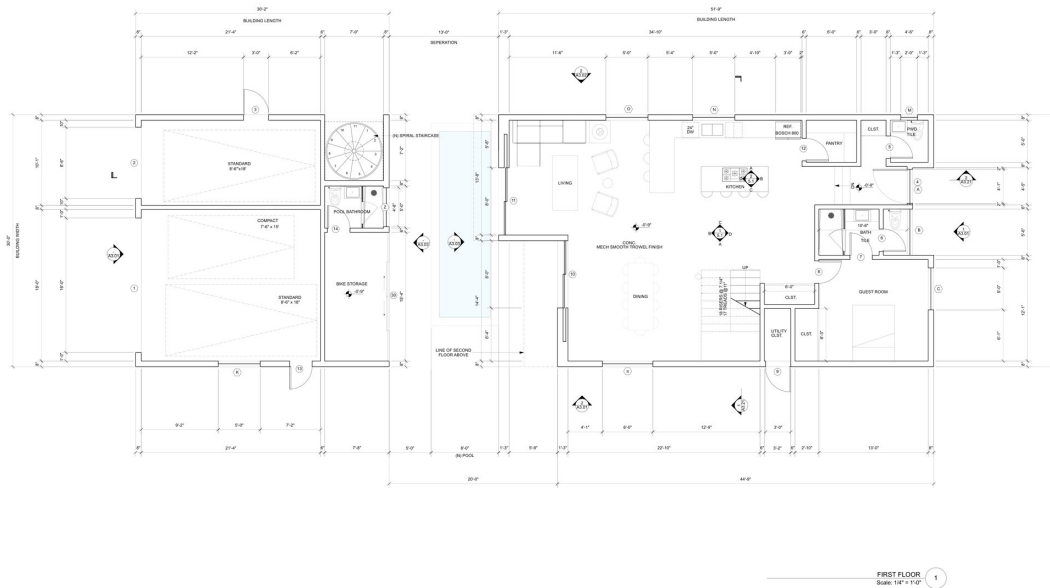
Rendering of proposed project



Site Plan:



Floor Plans:



PROJECT:
811 HOWARD ST.
VENICE, CA 90590

ARCHITECT:
DU

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DATE:
11/11/11

REVISION:

REVISION: ISSUE: DATE:

1. PRELIMINARY DESIGN

11/11/11

FIRST FLOOR PLAN

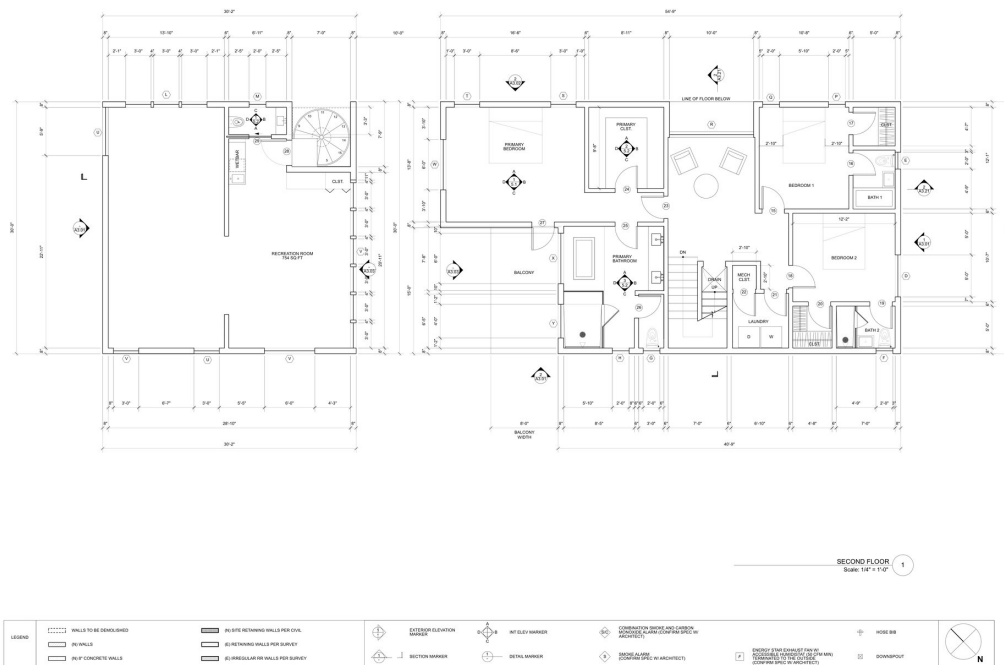
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DESIGN: A2

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

A2.01

First floor plan (Sheet A2.01).



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11/11/11

REVISION:

REVISION: ISSUE: DATE:

1. PRELIMINARY DESIGN

11/11/11

SECOND FLOOR PLAN

DATE: 11/11/11

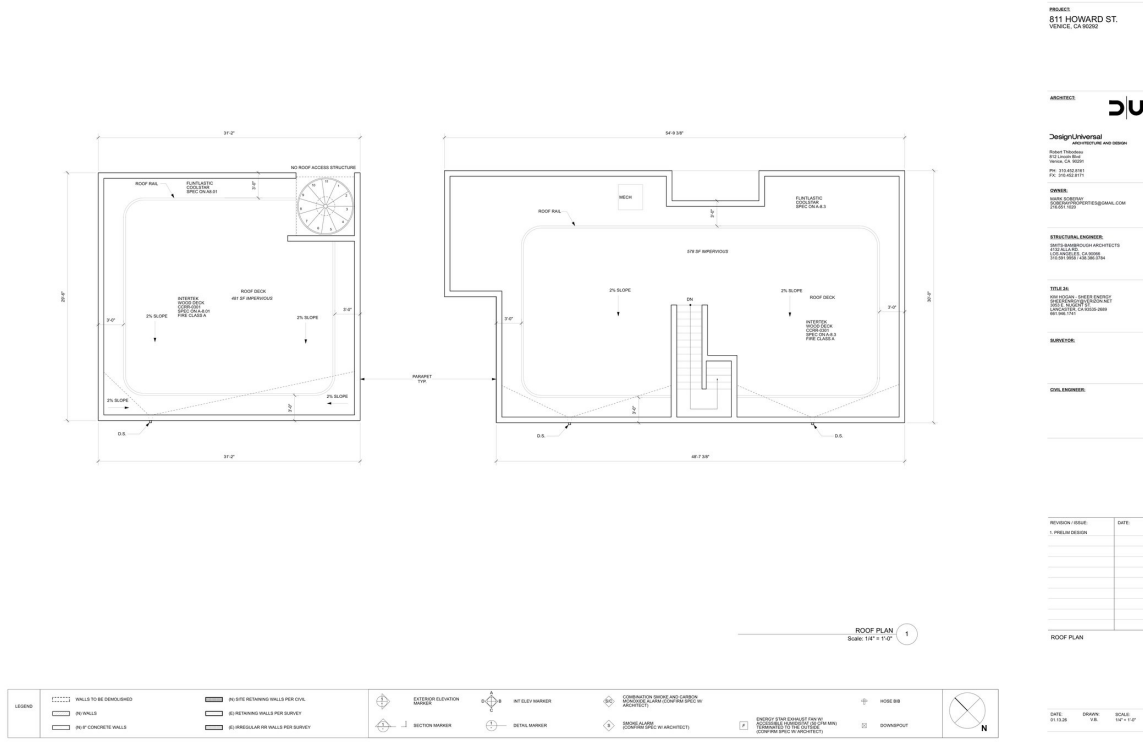
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A2.02

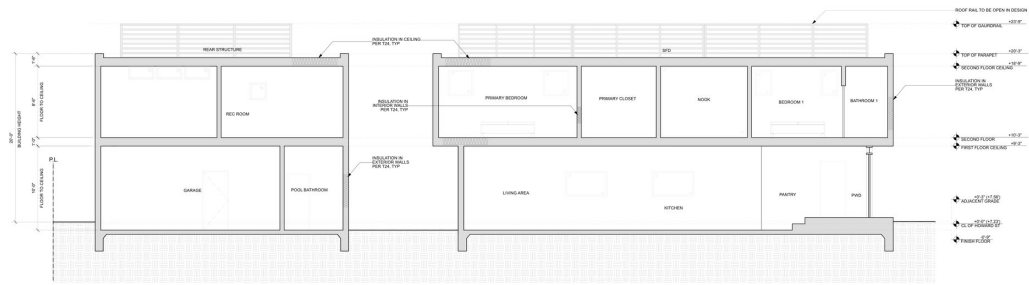
Second floor plan (Sheet A2.02).

Roof Plan:

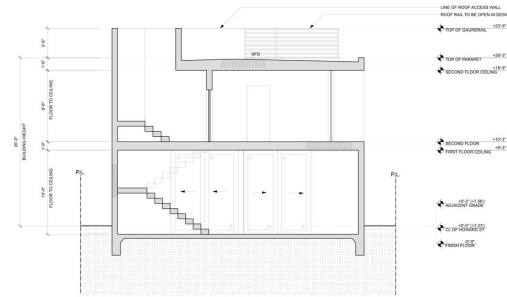


Roof plan — roof deck with open rail; no roof access structure (Sheet A2.04).

Sections:



WEST BUILDING SECTION
Scale: 1/4" = 1'-0"



SOUTH BUILDING SECTION
Scale: 1/4" = 1'-0"

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SUBJECT:

DATE REVISION:

REVISION	ISSUE	DATE
1	PRELIMINARY DESIGN	

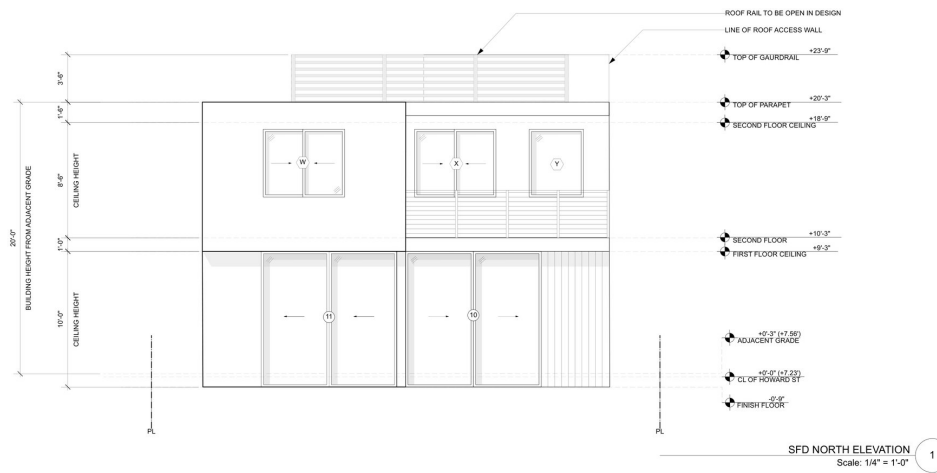
BUILDING SECTIONS

DATE: 01/12/08 DRAWN: JH SCALE: 1/4" = 1'-0"

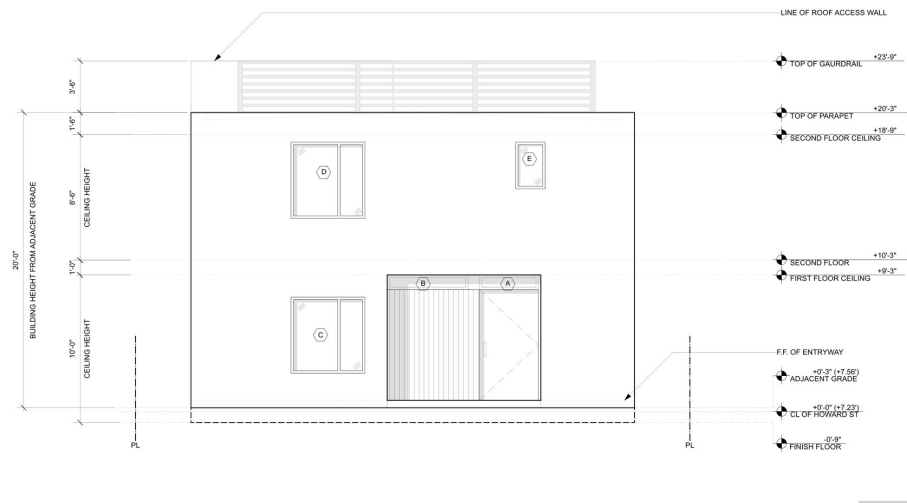
A3.21

Building sections — West and South (Sheet A3.21)

Elevations:

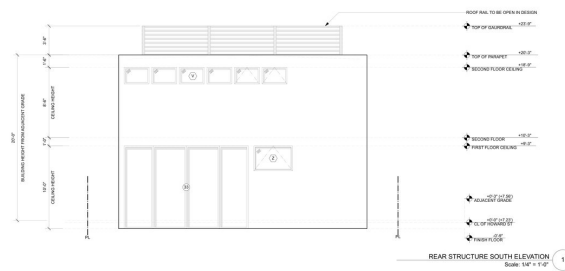
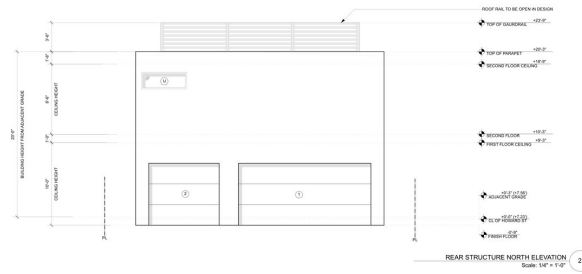


SFD North elevation — street-facing (Sheet A3.02).

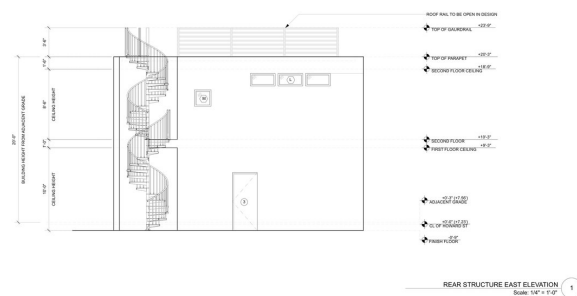
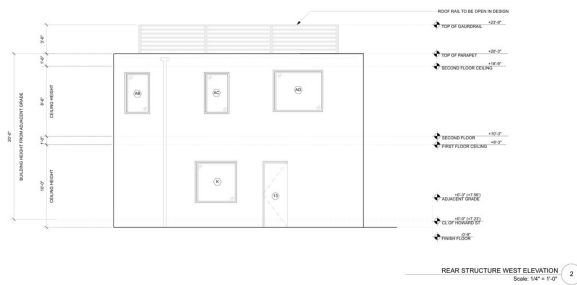


SFD South elevation (Sheet A3.01).

Rear structure (garage / recreation room):



Rear structure North and South elevations (Sheet A3.03).



Rear structure West and East elevations with spiral stair (Sheet A3.03).

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PROJECT: 811 HOWARD ST.
SHEET: A3.03
DATE: 11/11/2011
BY: DUSTIN BARNES

REVISION:

DATE: 11/11/2011

REVISION: ISSUE	DATE
1. PRELIM DESIGN	

BUILDING ELEVATIONS

DATE: 11/11/2011
DRAWN: 1/8
SCALE: 1/4" = 1'-0"

A3.03

PROJECT:
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TITLE BLOCK
PROJECT: 811 HOWARD ST.
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BY: DUSTIN BARNES

REVISION:

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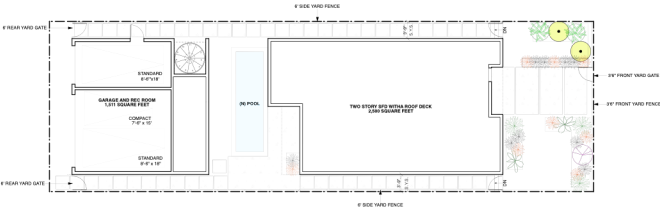
REVISION: ISSUE	DATE
1. PRELIM DESIGN	

BUILDING ELEVATIONS

DATE: 11/11/2011
DRAWN: 1/8
SCALE: 1/4" = 1'-0"

A3.03

Landscape Plan:



PLANT LIST

LEGEND	NAME	TYPE	LEGEND	NAME	TYPE
	AGAVE A. 'NOVA'	ACCENT SHRUB		BEAUCAIRIA RECURVATA	SPECIMEN TREE
	HUSCHKEA M. 'PALACE PURPLE'	LOW FOREGROUND SHRUB		MUHLENBERGIA RIGENS	GRASS
	LOMANERA PLATINUM SILVER	LOW SHRUB		PORTULACARIA AFRA	TALL SHRUB
	PHORMIUM T. 'PLATTS BLACK'	ACCENT SHRUB		PORTULACARIA 'VARIEGATA'	TALL SHRUB

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DATE: 10/10/10
BY: J. J. J. J.

REVISION:

CIVIL ENGINEER:

REVISION / ISSUE	DATE
1. PRELIM DESIGN	

LANDSCAPE PLAN

DATE	DRAWN	SCALE
10/10/10	JA	