



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 | www.VeniceNC.org

Email: Chair-LUPC@VeniceNC.org



Land Use & Planning Committee (LUPC) STAFF REPORT

Draft

August 27, 2026

City Case No: DIR-2026-2436-CDP-MEL-HCA

CEQA Case No: ENV-2026-2438-EAF

Related City Case No(s): AA-2026-2434-PMUL

Address of Project: 1026 Berkeley Drive

Applicant/Property Owner: Mark Soberey and Tim Huber

Applicant's Representative: Jesi Harris, Brian Silvera Associates

Standard of Review: Coastal Act, with certified Land Use Plan (LUP) as guidance (for CDPs)
Venice Community Plan
Other applicable State laws: Assembly Bill 2097 and Density Bonus law, **Senate Bill 9**, etc.
Other applicable City laws: Conditional Use (CU), Al Fresco Dining, Zoning Administrator Adjustment (ZAA), Specific Plan Project Permit Compliance (SPPC), Specific Plan Exception (SPPE), etc)

Coastal Zone: Single Permit Jurisdiction

City Hearing: None (check with City Planner) Currently on Hold for incomplete submission and payment.

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

LUPC Staff assigned: Mark Mack & Robin Rudisil

I. Detailed Project Description:

Demolition of an existing structure of 1,429 sf on a single lot and removal of all existing landscaping. Lot split into two single lots, R1 Zoning, utilizing SB 9, and new construction of 2 identical single family residences on each of the two new lots, for a total of 4,964 sf, with 4 parking spaces

II. Proposed Motion:

The Venice Neighborhood Council _____ the City's approval of the project at 1026 Berkeley, as proposed. Applicant shall provide following documents for reconsideration:

- Landscape Plan, with the addition of at least 3 trees in front, back and side yard, from native species list
- Add at least 2 new large trees on the very large parkway, from native species list
- Allow for usable full outdoor/open space on site.
- Renderings or 3D models of proposed project with height and mass comparisons of adjacent buildings
- Omitting roof access structure, within 30 feet overall height limit?
- Verify total sf footage, 4,964 vs 6,426 for both structures

Moved by XXX, Seconded by XXX
Vote: X-X-X (X absent)

III. Pros & Cons of Project:

Positive aspects of project:

Creating more family housing, 2 single family residences.
Design fits within the neighborhood and contributes to the variety of styles currently present.
Elimination of derelict conditions of an uninhabited existing structure.

Negative aspects of project:

Very dense project and not enough open space shown between the new buildings and neighbors.
No replacement landscaping is shown.
Roof access structure not permitted.
No Neighborhood outreach noticed.

IV. Neighborhood Outreach/Summary of Community Input:

Describe neighborhood outreach by Applicant's Representative and by LUPC Staff Member, in detail.

No Outreach activity noticed.

Summary of Community Input

Favorable comments from Neighbors:

None, No Outreach

Concerns expressed by Neighbors:

None, No Outreach

Suggestions from Neighbors:

No Outreach

V. Findings re. Entitlements:

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

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

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

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

Coastal Act section 30252 states:

The location and amount of new development should maintain and enhance public access to the coast by:

- 1. facilitating the provision or extension of transit service*
- 2. providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads*
- 3. providing non-automobile circulation within the development*
- 4. providing adequate parking facilities or providing substitute means of serving the development with public transportation*

Insert applicable LUP policies from Policy Group II Shoreline Access of the LUP and analyze compliance.

The project conforms ___ does ***not*** conform ___ with the Coastal Act and LUP policies for parking and Coastal Access because XXX.

2. **Scenic and Visual Qualities**

Coastal Act section 30251 Scenic and visual qualities states:

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

Insert applicable LUP policies and development standards from Policy Group I Locating and Planning New Development/Coastal Visual Resources and Special Communities and analyze compliance.

The project conforms ___ does ***not*** conform ___ with the Coastal Act and LUP policies for Scenic and Visual Qualities because XXX.

3. **Environmental Justice Policy (if applicable)**

The Coastal Commission's Environmental Justice Policy states:

The Commission recognizes that the elimination of affordable residential neighborhoods has pushed low-income Californians and communities of color further from the coast, limiting access for communities already facing disparities with respect

to coastal access and may contribute to an increase in individuals experiencing homelessness.

Coastal Act section 30604(f) states:

The Commission shall encourage housing opportunities for persons of low and moderate income.

Coastal Act section 30604(g) states:

The legislature finds and declares that it is important for the Commission to encourage the protection of existing and the provision of new affordable housing opportunities for persons of low and moderate income in the coastal zone.

Coastal Act section 30116 states:

Sensitive coastal resource areas" means those identifiable and geographically bounded land and water areas within the coastal zone of vital interest and sensitivity. "Sensitive coastal resource areas" include... areas that provide existing coastal housing or recreational opportunities for low- and moderate-income persons. (Emphasis added)

The project conforms ___ does **not** conform ___ with the Coastal Act's Environmental Justice Policies because XXX.

4. Cumulative Effect

Coastal Act section 30250 (a) states:

New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources...

The project is very likely ___ **not** very likely ___ to create an adverse cumulative effect or an adverse precedent for other similar projects because XXX.

5. Protection of Special Coastal Communities

Coastal Act section 30253(e) states:

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

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

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

Policy I. E. 2. Scale. New development within the Venice Coastal Zone shall respect the scale and character of community development. Buildings which are of a scale compatible with the community (with respect to bulk, height, buffer and setback) shall be encouraged. All new development and renovations should respect the scale, massing, and landscape of existing residential neighborhoods. Lot consolidations shall be restricted to protect the scale of existing neighborhoods. Roof access

structures shall be limited to the minimum size necessary to reduce visual impacts while providing access for fire safety. In visually sensitive areas, roof access structures shall be set back from public recreation areas, public walkways, and all water areas so that the roof access structure does not result in a visible increase in bulk or height of the roof line as seen from a public recreation area, public walkway, or water area. No roof access structure shall exceed the height limit by more than ten (10') feet. Roof deck enclosures (e.g. railings and parapet walls) shall not exceed the height limit by more than 42 inches and shall be constructed of railings or transparent materials. Notwithstanding other policies of this LUP, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five feet.

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

The proposed project would ____ would ***not*** ____ protect the Special Coastal Community status of Venice because XXX.

B. **Mello Act (MEL)(if applicable)**

C. **Housing Crisis Act (HCA)(if applicable)**

D. **Add any other applicable entitlements here, such as SPPE (Specific Plan Project Exception), ZAA (Zoning Administrator Adjustment), etc.**

Parcel Map/SB 9:

The Case is on Hold and Deemed Incomplete:

**DEPARTMENT OF
CITY PLANNING**
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

PRISCILLA CHAVEZ
MARTINA DIAZ
SARAH JOHNSON
PHYLLIS KLEIN
BRIAN ROSENSTEIN
JACOB SAIMAN
ELIZABETH ZAMORA

CITY OF LOS ANGELES CALIFORNIA



KAREN BASS
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

CRAIG R. WEBER
DEPUTY DIRECTOR

June 10, 2026

Transmitted via Email & U.S. Postal Service

Owner/Applicant

Mark Soberay
5500 Walworth Avenue
Cleveland, OH 44102

Representative

Jesi Harris
Brian Silveira & Associates
PO Box 291
Venice, CA 90294

Case Number: DIR-2026-2436-CDP-MEL-HCA

CEQA Number: ENV-2026-2438-EAF

Application Type: Coastal Development
Permit and Mello Act Compliance Review

Location: 1026 West Berkeley Drive

Plan Area: Venice

Council District: 11 – Park

Status of Project Review: - Case on Hold and Deemed Incomplete

This is to advise you that the application for the above referenced case, filed on May 14, 2026, has been found to be incomplete. Therefore, as provided for in Section 13A.2.3 of Chapter 1A of the Los Angeles Municipal Code and Section 65943(a) of the California Government Code, the referenced application has been placed on hold and deemed incomplete until the following items are corrected or submitted:

☐	Item for Correction	Correction Required	Date Corrected	Initials of Approval
	Invoice	Please provide payment for the CDP .		
	Representation	Please clarify if the representative for the SB 9 case should be the same or different from the CDP case.		
	Notice of Intent and Certificate of Posting	Please provide a signed Certificate of Posting and photographs of the Notice of Intent along with proof of timely posting (ex. A newspaper with the date of publication clearly legible).		
	Public Hearing Notification	Please provide a mailing receipt, signed Perjury Statement, radius map, and mailing labels for all owners within 300 feet of the subject site. Please refer to the instructions here .		

	Character Analysis	Please provide a pdf copy. Please also include the square footages of the surrounding properties in your Narrative.		
	Mello RUD	Please either begin the process for a RUD by contacting LAHD-LandUse@Lacity.org or submitting proof of the Homeowners' Exemption.		
	Resident Protections Ordinance RUD	Please provide a pdf copy.		
	Venice Neighborhood Council	Please send a copy of the application and provide proof of mailing.		
	PZA	Please provide a pdf copy.		
	Project Plans	• On the Cover Sheet, please clarify the number of existing permitted and proposed parking spaces. • On the Cover Sheet, please clarify if both SFDs have the same square footage or if they will be different in size. • On the Elevations, please label all materials used. • Throughout the plans, please clarify to which building the sheets belong to.		

*****Please note that additional comments may be provided as information is obtained.**

Provision of the uncompleted documentation is necessary in order to continue processing of your case. Department Forms and Instructions are available online on the Department's Web page at <http://cityplanning.lacity.org/>

It is the intent of the Department to carry out the entitlement request in a timely manner and therefore request that you provide the corrections within 30 days of the date of this letter. In the event that no reasonable explanation is provided or effort made at that point, the Department may initiate termination of the case file after subsequent outreach to you.

Luis Lopez

Luis Lopez, Planning Assistant
West/South/Coastal Project Planning
Department of City Planning
200 N. Spring Street, Rm. 721
Los Angeles CA 90012

Phone: 213-978-1359
E-mail: luis.c.lopez@lacity.org

LINKS TO PROJECT DETAILS:

COASTAL DEVELOPMENT PERMIT (CDP)

Application for CDP:

<https://planning.lacity.gov/pdiscaseinfo/document/MTM5MjQ0/ce96723a-1025-4dfb-bffe-dd4cba734cd0/esubmit/archive>

EAF Form:

<https://planning.lacity.gov/pdiscaseinfo/document/MTM5MjU0/ce96723a-1025-4dfb-bffe-dd4cba734cd0/esubmit/archive>

Findings:

<https://planning.lacity.gov/pdiscaseinfo/document/MTM5MjM0/ce96723a-1025-4dfb-bffe-dd4cba734cd0/esubmit/archive>

Photos:

<https://planning.lacity.gov/pdiscaseinfo/document/MTM5Mjc0/ce96723a-1025-4dfb-bffe-dd4cba734cd0/esubmit/archive>

Plans:

<https://planning.lacity.gov/pdiscaseinfo/document/MTM5MjY0/ce96723a-1025-4dfb-bffe-dd4cba734cd0/esubmit/archive>

PARCEL MAP FOR URBAN LOT SPLIT (PMUL)

Application for Parcel Map for Urban Lot Split:

<https://planning.lacity.gov/pdiscaseinfo/document/MTM5Mjg0/ce96723a-1025-4dfb-bffe-dd4cba734cd0/esubmit/archive>

Parcel Map:

<https://planning.lacity.gov/pdiscaseinfo/document/MTM5MzE0/ce96723a-1025-4dfb-bffe-dd4cba734cd0/esubmit/archive>

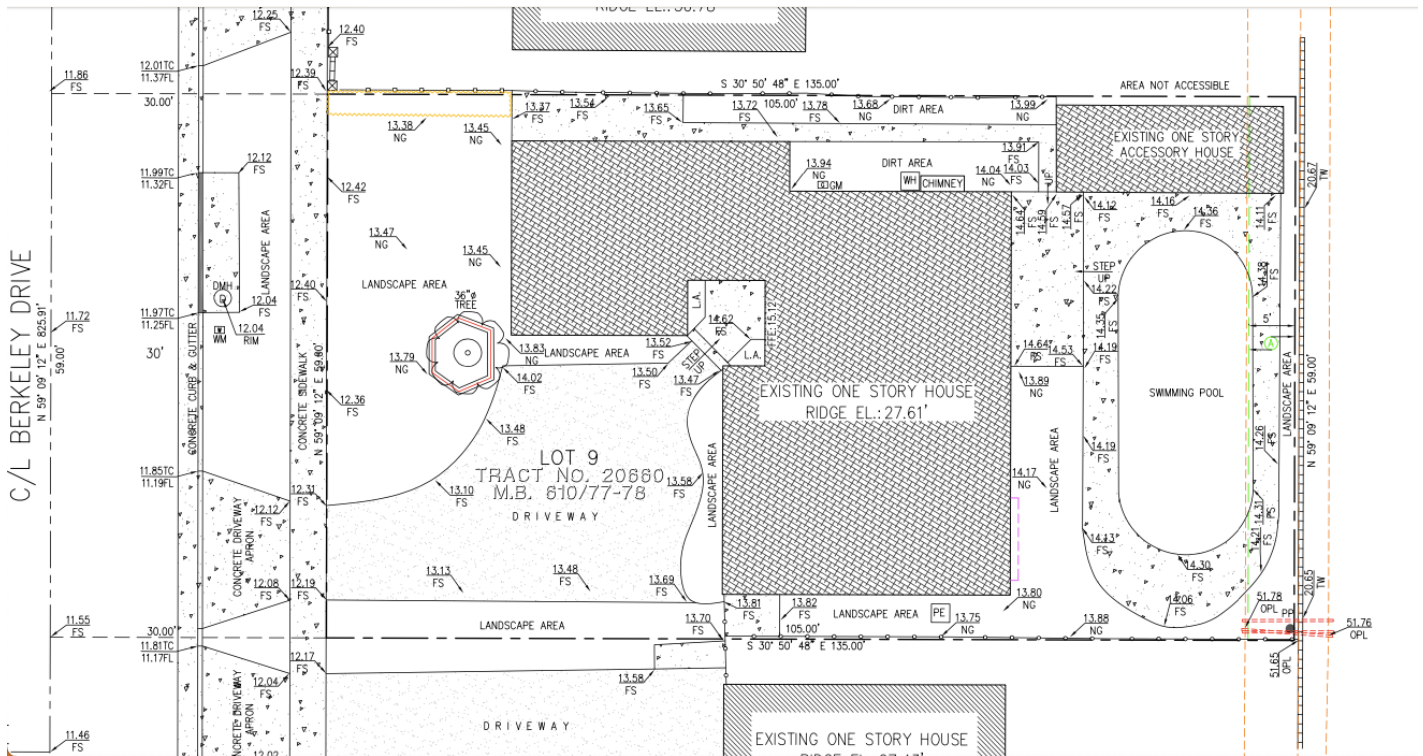
Photos:

<https://planning.lacity.gov/pdiscaseinfo/document/MTM5MzA0/ce96723a-1025-4dfb-bffe-dd4cba734cd0/esubmit/archive>

VI. Existing structure:



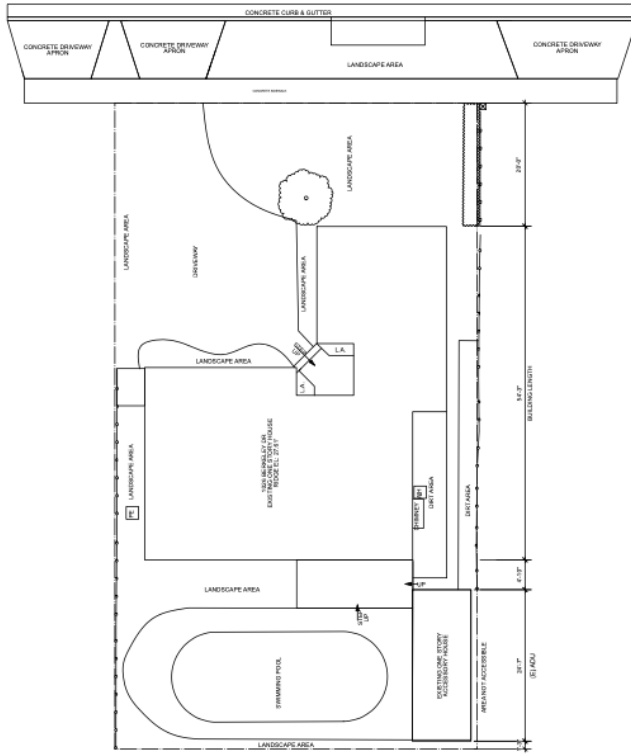
VII. Existing Site Plan: Survey and Comparison



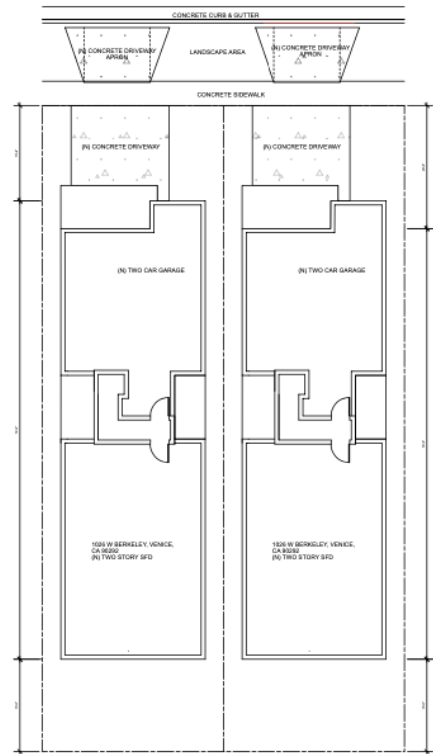
VIII. Rendering of proposed project:

None

IX. Site Plans: Comparison of existing and new

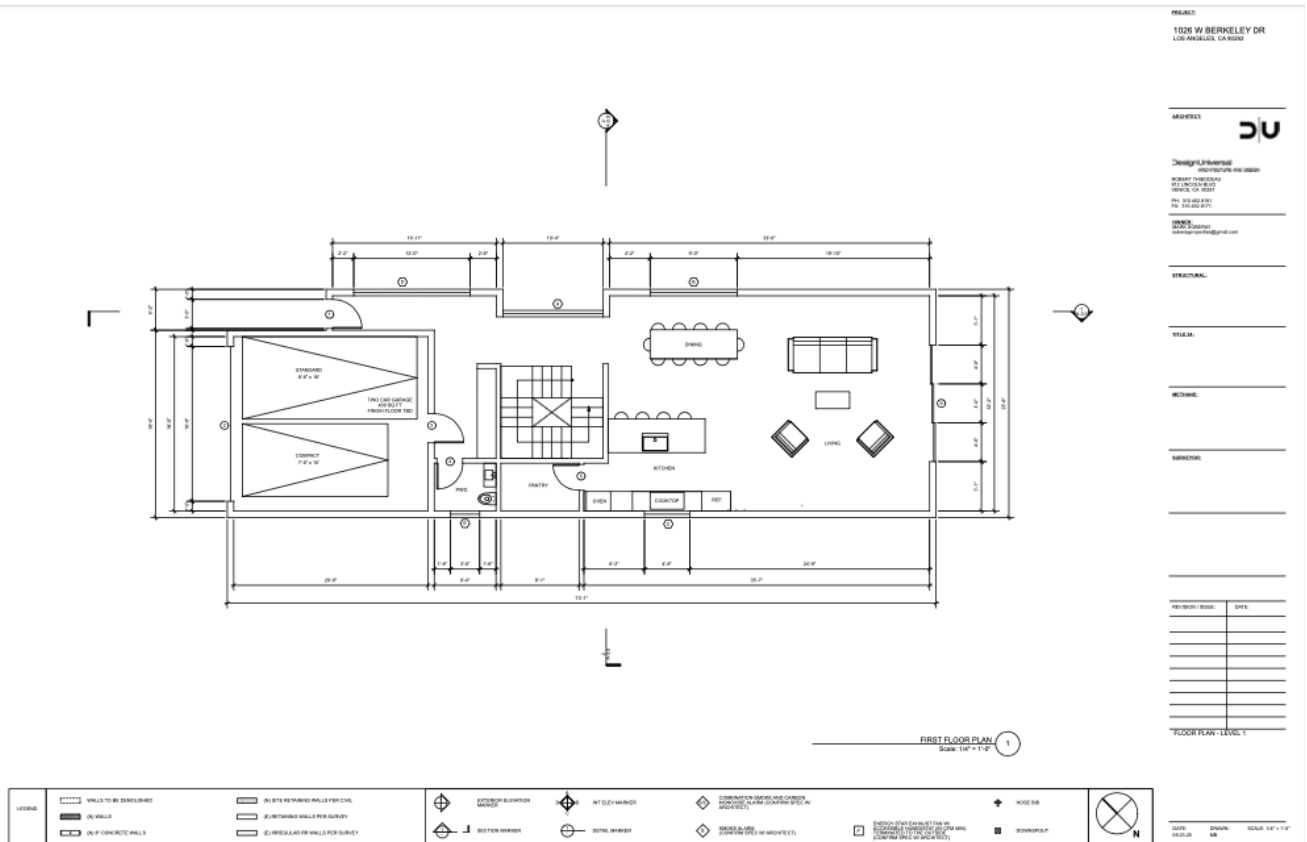


EXISTING BUILDING FOOTPRINT
SCALE: 1/8" = 1'-0"

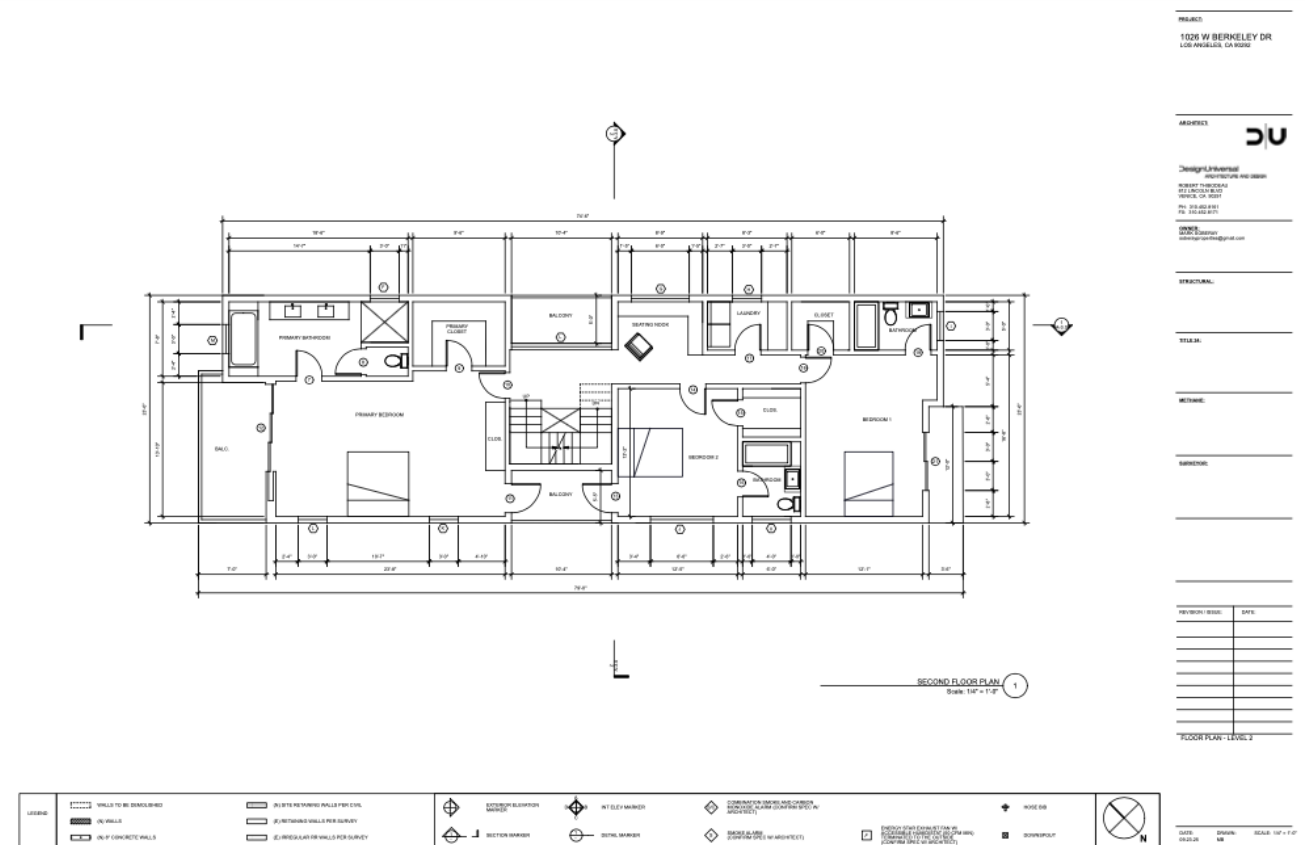


PROPOSED BUILDING FOOTPRINT
SCALE: 1/8" = 1'-0"

XI. Floor Plans:

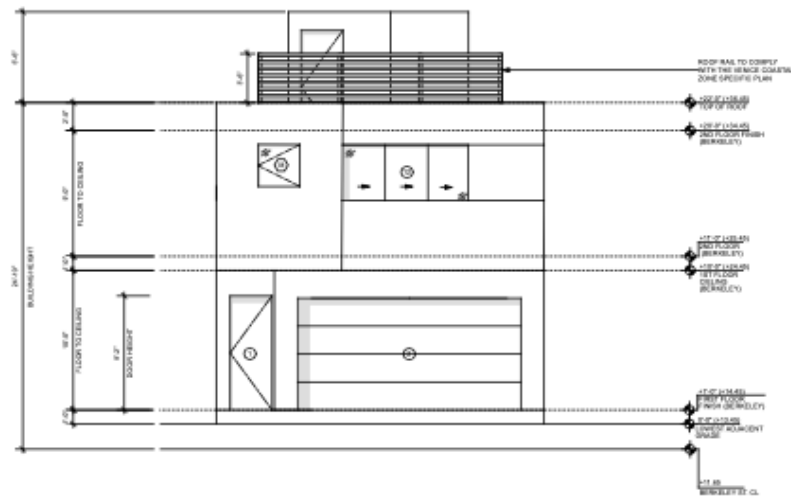
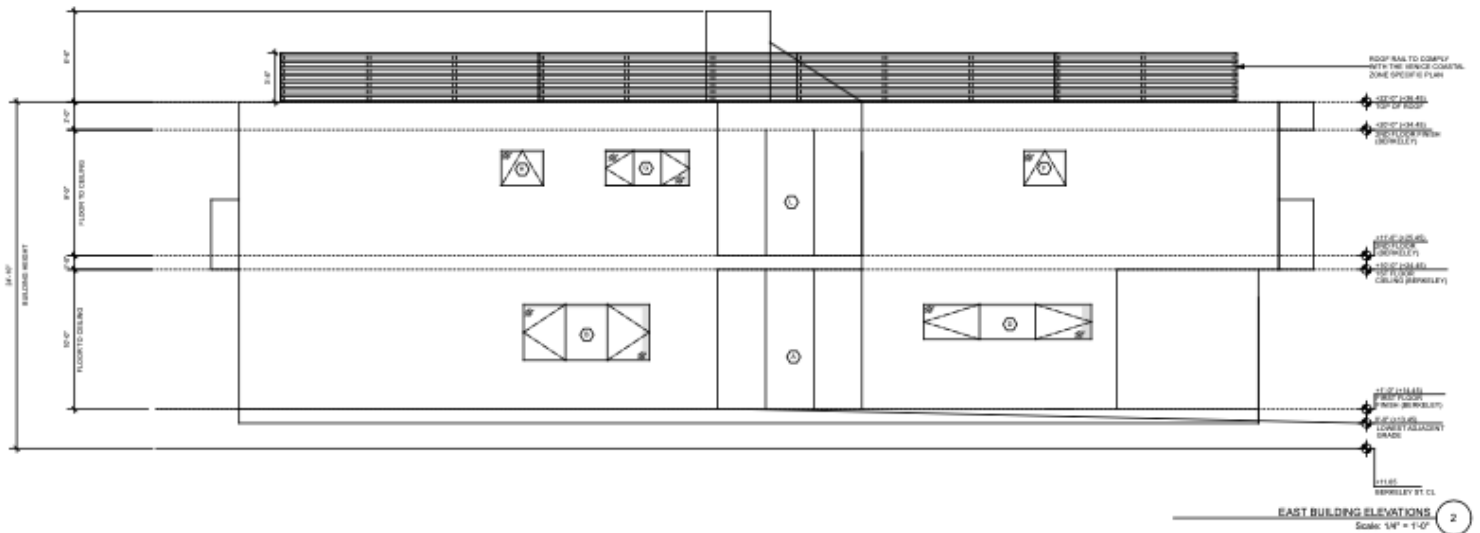


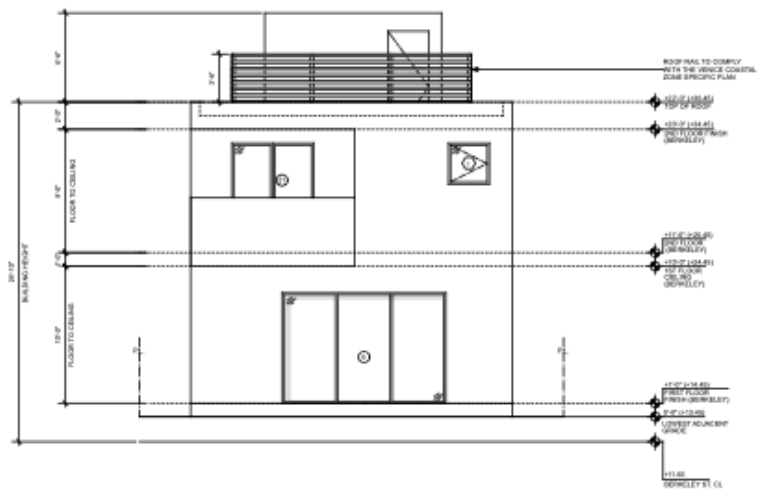
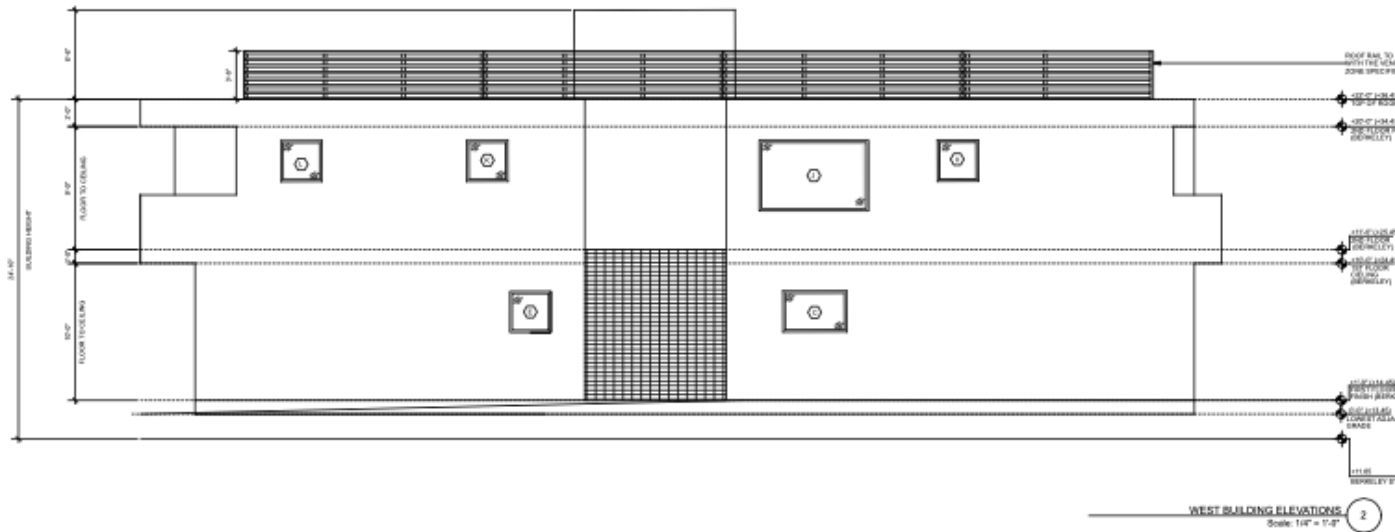
A2.01



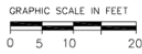
A2.02

XII. Elevations:





XIII. Parcel Map:



PRELIMINARY PARCEL MAP NO. 2026-

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

OWNER & SUBDIVIDER:

MARK SOBERAY
5500 WALWORTH AVENUE
CLEVELAND OH 44102
TEL: (216) 651-1020

BENCHMARK:

CITY OF LOS ANGELES BENCH MARK 17-08578
SPK IN W CURB THACHER AVE; 1 FT S/O BCR S/O
WASHINGTON ST. 2 FT N/O CB. ELEVATION 11.982
FEET; 1988 NAVD, 2000 ADJ.

SURVEY MAP

THIS PRELIMINARY PARCEL MAP IS BASED ON
INFORMATION PROVIDED ON A SURVEY PREPARED
BY SAM S. SOUVEN, PLS. DATED
SEPTEMBER 16, 2025

NOTES:

- PROJECT ADDRESS:
1026 W. BERKELEY DRIVE
LOS ANGELES CA 90022
- PROPOSED PROJECT:
2 LOT URBAN LOT SPLIT SUBDIVISION IN THE
R1-1 ZONE PURSUANT TO SB9
- PROPOSED PARKING:
PARCEL A 2 SPACES
PARCEL B 2 SPACES
- ZONE: R1-1
- SANITARY SEWER AND ALL UTILITIES
ARE EXISTING AND AVAILABLE.
- NO OAK TREES, WESTERN SYCAMORE,
CALIFORNIA BAY, AND SOUTHERN CALIFORNIA
BLACK WALNUT ON SITE. NO NON-PROTECTED
TREES ON SITE. NO TREES TO BE REMOVED.
- T.G. PAGE 672, GRID A6
ASSESSOR PARCEL NO. 4229-004-044
DISTRICT MAP NO. 105 B 149
COUNCIL DISTRICT NO. 11
- SPECIAL AREAS: PROJECT IS LOCATED IN:
VENICE PLANNING AREA OXFORD TRIANGLE,
VENICE COASTAL ZONE SINGLE PERMIT JURIS.
SEA LEVEL RISE AREA, LOS ANGELES COASTAL
TRANSPORTATION CORRIDOR, LIQUIFICATION
AREA, METHANE BUFFER ZONE.
- COASTAL DEVELOPMENT APPLICATION
DIR-CDP-MEL INCIDENT TO SB9 APPLICATION
ADM-HCA-PMUL APPLICATION INCIDENT TO
SB9 APPLICATION
ADM-VSD APPLICATION INCIDENT TO SB9
APPLICATION

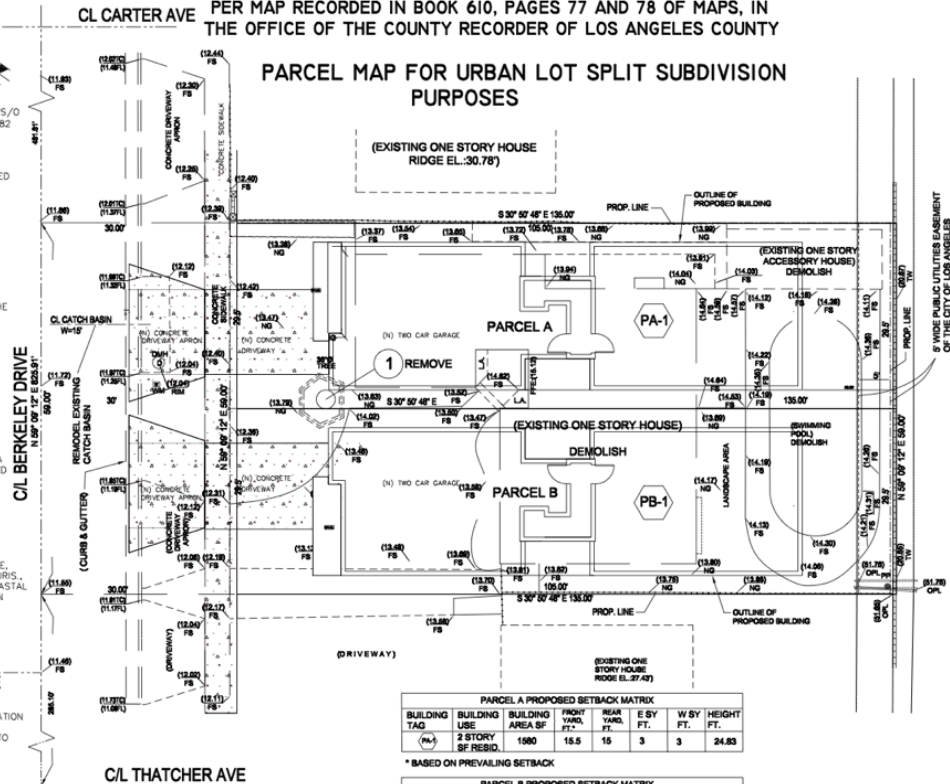
TREE SCHEDULE

- 1 CEDRUS DEODARA 36" DIAM.
(DEODAR CEDAR)

CL CARTER AVE

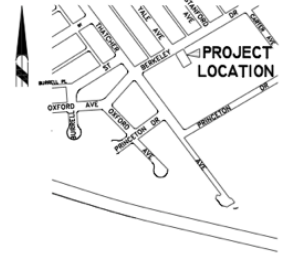
BEING A PROPOSED SUBDIVISION OF LOT 9, TRACT NO. 20660, AS
PER MAP RECORDED IN BOOK 610, PAGES 77 AND 78 OF MAPS, IN
THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY

PARCEL MAP FOR URBAN LOT SPLIT SUBDIVISION PURPOSES



MAP PREPARED BY:

HARVEY GOODMAN,
CIVIL ENGINEER
834 17TH STREET
SANTA MONICA, CA 90403
(310) 829-1037
harvey@harveygoodman.com



BUILDING TAG	BUILDING USE	BUILDING AREA SF	FRONT YARD FT.	REAR YARD FT.	E BY FT.	W BY FT.	HEIGHT FT.
PA-1	2 STORY SF RESID.	1580	15.5	15	3	3	24.83

* BASED ON PREVAILING SETBACK

BUILDING TAG	BUILDING USE	BUILDING AREA SF	FRONT YARD FT.	REAR YARD FT.	E BY FT.	W BY FT.	HEIGHT FT.
PB-1	2 STORY SF RESID.	1580	15.5	15	3	3	24.83

* BASED ON PREVAILING SETBACK

MAP PREPARED: APRIL 20, 2026

VICINITY MAP
SCALE 1" = 400'

NOTE: Add or attach

Applicant-drafted Findings, Streetscape, Character Study or Neighborhood Photos and Index Map, or other information included in the application that you consider significant and have included in your analysis.