



Venice Neighborhood Council

P. O. Box 550, Venice, CA 90294

www.VeniceNC.org



Land Use & Planning Committee (LUPC) STAFF REPORT

August 27, 2026

City Case No: DIR-2026-2564-CDP

CEQA Case No: ENV-2026-2566-EAF

Related City Case No: ADM-2026-2565-VSO

Address of Project: 237 S. 5th Avenue

Applicant: Brooke Bowen & Evan DeKaser
Brooke.k.bowen@gmail.com

Property Owner: Brooke Bowen & Evan DeKaser

Applicant's Representative: Mary Anne De Concicao / DEX Studio
info@studiodex.com

Standard of Review:

- Coastal Act with
- Certified Venice Land Use Plan (LUP) as guidance for Coastal Development Permits (CDP)
- Los Angeles Municipal Code (LAMC)
- CA AB 2097 (parking)

Coastal Zone: Single Permit Jurisdiction

City Hearing: TBD

Email for City Planner: Luis.C.Lopez@lacity.org

LUPC Staff assigned: Jenesa Kurland

I. Detailed Project Description:

Remodel of a 1948 single-story single-family residence(SFR) of 657 SF with rear expansion of 414 SF into a two-story SFR totaling 1,071 SF. Detached two-car garage remains. Site improvements are undefined for this 4,129 SF lot.

II. Proposed Motion:

Venice Neighborhood Council recommends the City's approval of the project at 237 S. 5th Avenue provided drought-tolerant native landscaping is planted for much of the on grade exposed lot as possible.

**Moved by Jenesa Kurland, Seconded by Mark Mack
Approved by Committee 8-0-0 (1 Absent; 0 Recuse)**

III. Pros & Cons of Project

Positive aspects of project:

Project makes a more livable home without over-building nor disrupting neighborhood character. Reconstruction reuses existing walls, notably the front façade, where feasible.

Negative aspects of project:

None.

IV. Neighborhood Outreach / Summary of Community Input:

LUPC provided 85 EA flyers to Applicant for hand distribution to neighbors within 300-ft from property lines for the LUPC meeting. The City will also require similar notice for 300-ft radius distribution by mail prior to Project's City Public Hearing.

Concerns & suggestions expressed by Neighbors:

None to-date.

Comments from Neighbors:

One neighbor eagerly expressed support during LUPC meeting.

V. Findings

A. Coastal Act

Section 30250(a) 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...*

Project is unlikely to create an adverse cumulative effect nor an adverse precedent for other similar projects because it will remain a modest single-family residence *without* a (J)ADU. The street-facing façade retains a lower profile than a two-story structure due to a sloped roof. The two-story elevation faces into the back yard. While most houses on the block are one-story, there is a two-story three houses down.

As proposed, Project retains its current front and side yard setbacks.

Section 30251 Scenic and visual qualities

Coastal Act Section 30251 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.

Project conforms with the Coastal Act and LUP policies for Scenic and Visual Qualities because retains its existing front façade and only builds up to 21-ft above the street elevation. Project is mid-block a half mile from the beach.

Section 30253 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.*

As proposed, Project protects the Special Coastal Community status of Venice and does not detract from the Community.

B. Certified Land Use Plan (LUP)

LUP Policy Preservation of Venice as a Special Coastal Community

Policy I.A.1.a Residential Development

Roof Access Structures

None. Therefore, Project is compliant.

Policy I. A. 2 Preserve Stable, Single-Family Residential Neighborhoods

Ensure the character and scale of existing single-family neighborhoods.

Project is a SFR *without* (J)ADU.

Policy I. E. 1 General

Protect Venice's unique social and architectural diversity shall be protected.

Project retains its current street-facing façade and front stoop. Project retains the character of a modest SFR.

Policy I. E. 2 Scale

New development must respect the existing scale and character of community development.

Project retains its current front and side yard set-backs, as well as its street-facing façade. The second floor addition slopes away from the original single-story height at the front to a two-story height facing the rear. The generous back yard is retained.

Policy I. E. 3 Architecture

Varied styles of architecture are encouraged with building facades which incorporate varied planes and textures while maintaining neighborhood scale and massing.

Primary street-facing façade remains red brick. Other existing and new facades are plaster. Roof remains gray shingle.

Landscaping is not addressed. LUPC requests native plants be used in addition to the City's drought-tolerant requirement, and the recommended planting list was furnished to the property owners. LUPC requests permeable hardscape and landscape for as much of the Site as feasible.

Policy II. A. 3 Parking Requirements

Project occurs within a transit zone under Assembly Bill 2097, and therefore, is exempt from on-site parking requirement of three stalls. However, Project retains the existing two car enclosed garage.

C. Mello Act (MEL)

MELLO ACT Owner-Occupied Single-Family Dwelling Exemption Affidavit was signed by Owners on July 14, 2026 and submitted to the City.

D. Housing Crisis Act (HCA)

According to assigned City Planner, Luis Lopez, neither Housing Crisis Act (HCA) nor Resident Protection Ordinance (RPO) is applicable given project is a renovation for a SFR Owner/Occupant.

VI. Plans & Photos

Existing Home
Front ~ 5th Avenue



Front from side ~ 5th Avenue

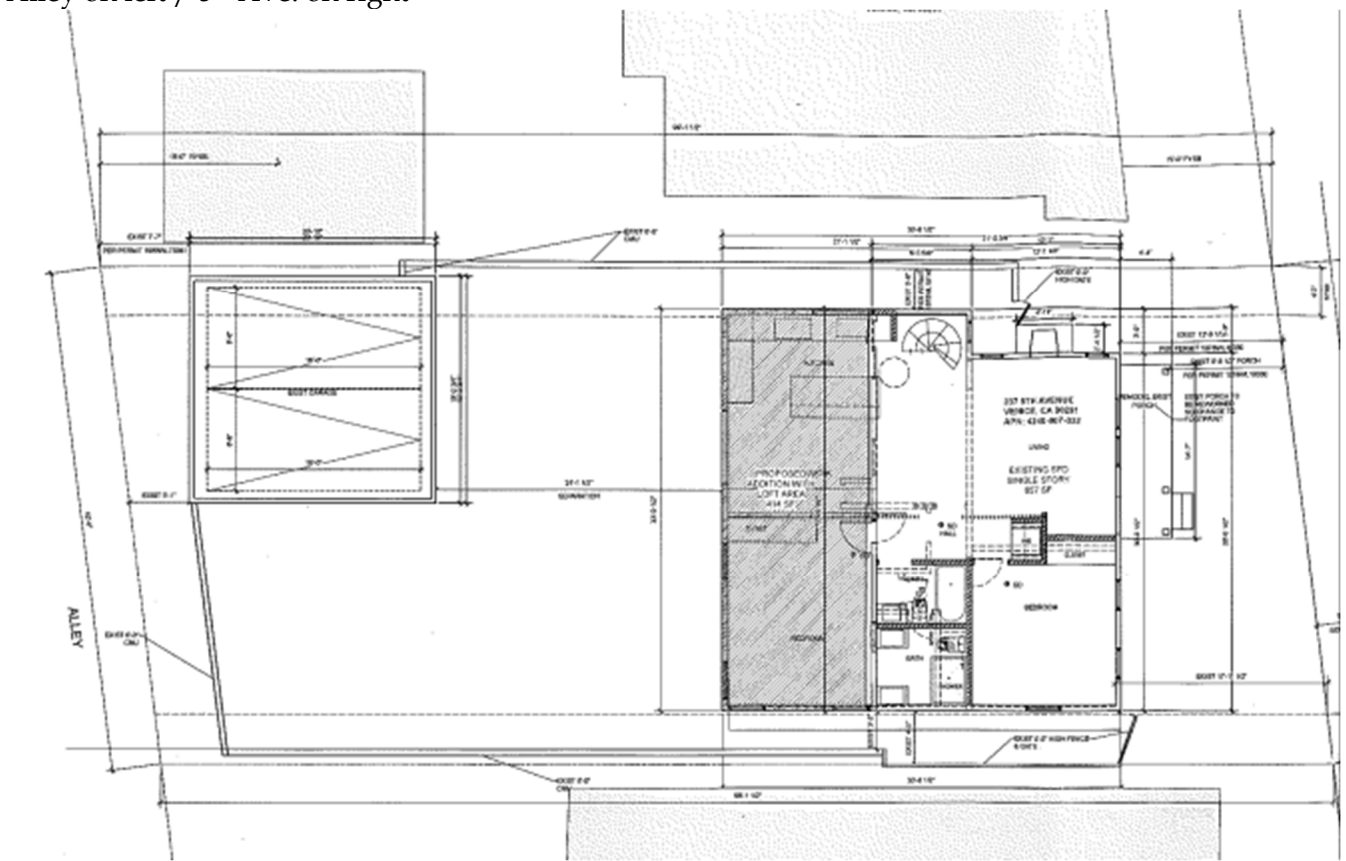


Rear / Alley

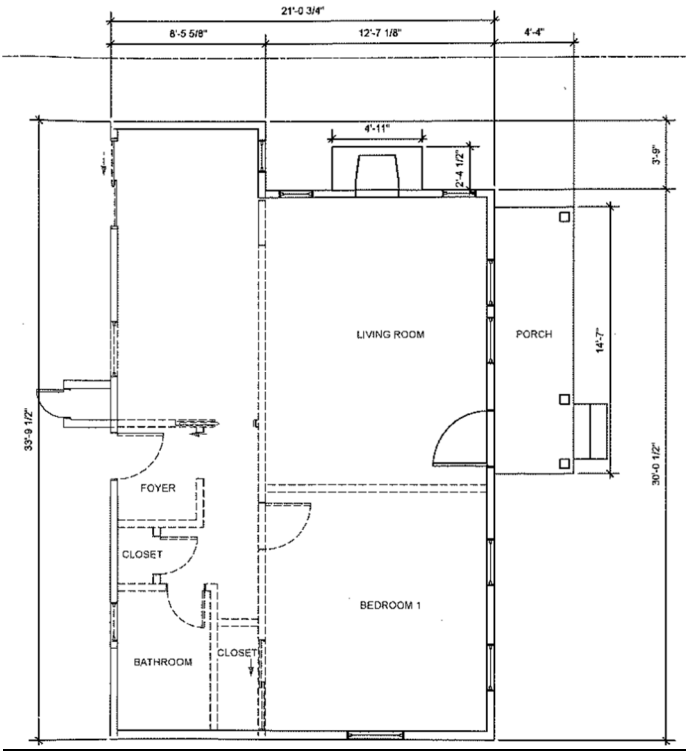


Existing Site Plan

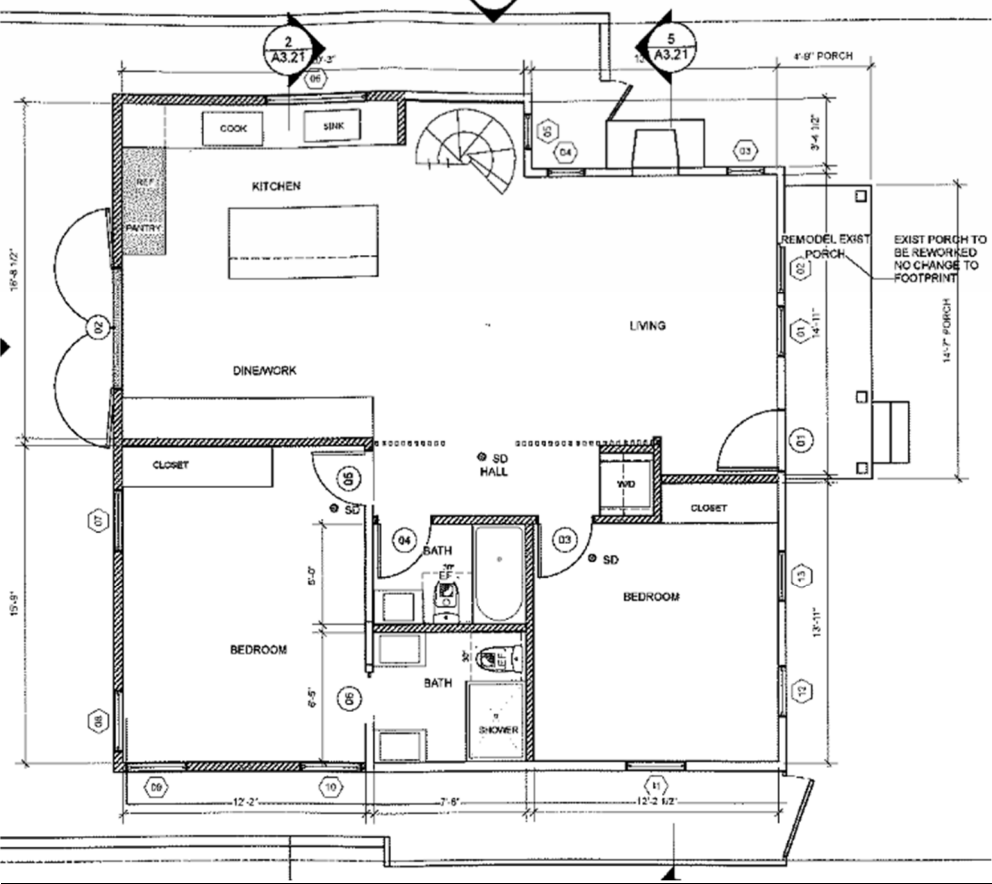
Alley on left / 5th Ave. on right



Demolition Plan



Proposed Ground Floor Plan



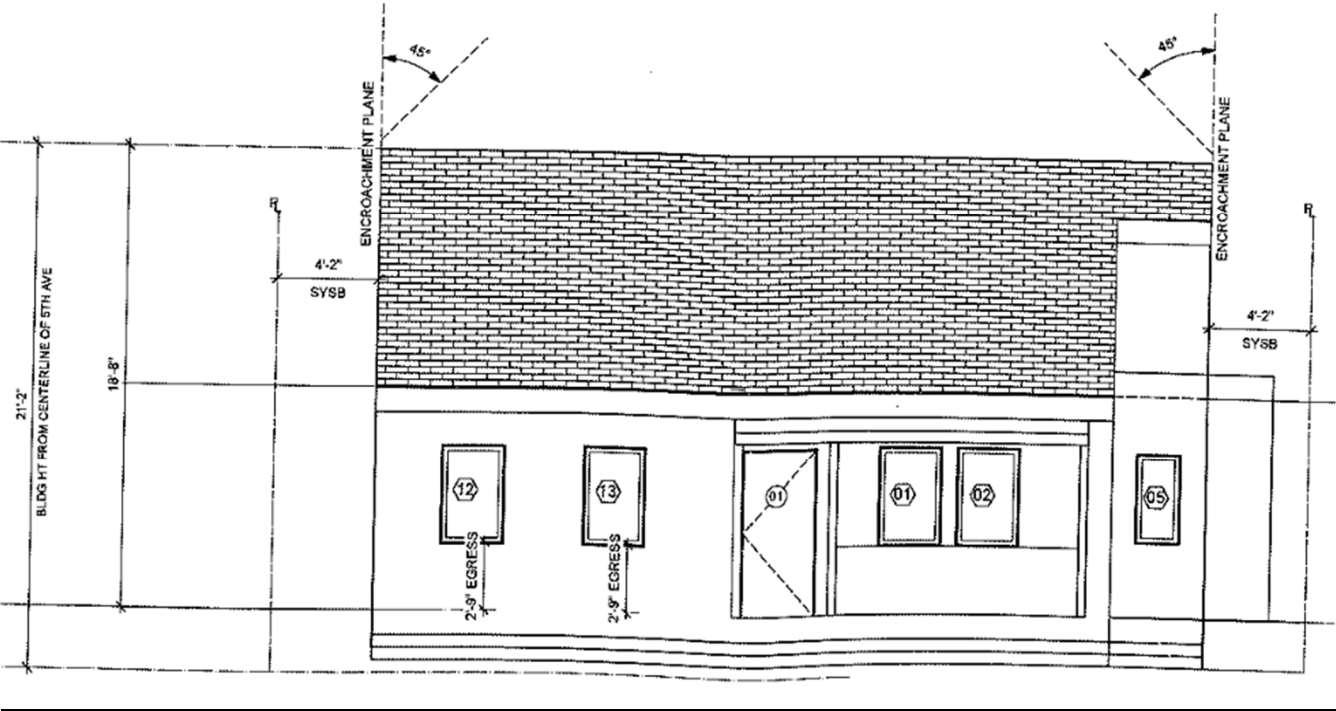
The floor plan shows a second floor with a total area of 14'-11 1/2" by 13'-1". The layout includes:

- LOFT HABITABLE ATTIC SPACE:** A large open area measuring 20'-2 1/2" in width. It features a "CLOSET/STORAGE" area and a circular window with a compass rose design.
- HABITABLE ATTIC SPACE:** A rectangular area measuring 12'-2" in width and 10'-1 1/4" in depth.
- ATTIC SPACE LESS THAN 5'-0":** A shaded rectangular area measuring 10'-2" in width and 13'-1" in depth.
- EXTERIOR 1ST FLOOR:** Indicated by a dashed line and an arrow pointing to the right side of the plan.

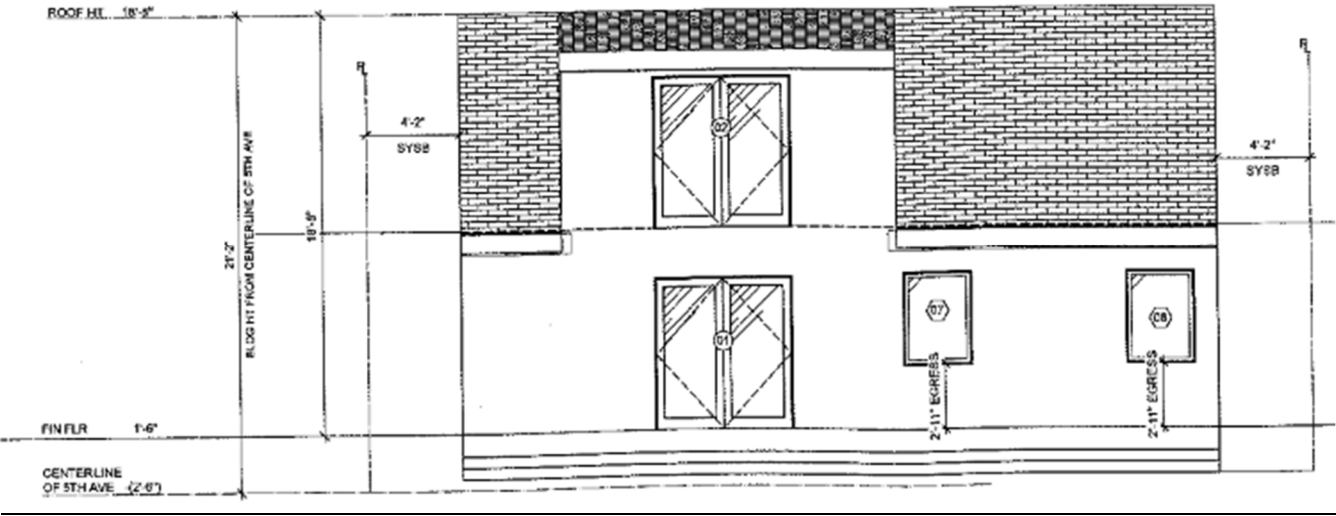
Architectural floor plan showing dimensions and roof slopes. Key features include:

- Overall Dimensions:**
 - Top: 32'-8 1/2" (split into 16'-11 5/8" and 16'-9 1/2")
 - Right: 33'-10" (split into 3'-6" and 30'-1 1/2")
 - Left: 35'-5 1/2" (split into 15'-2" and 14'-4")
- Rooms and Features:**
 - DORMER (LOFT):** Located in the upper left, with a 6:9:12 SLOPE.
 - NEW ROOF CLASS A:** Located in the center, with a 6:9:12 SLOPE.
 - Room with 3:4:12 SLOPE:** Located in the lower right, with a 3'-4" width.
- Other Dimensions:**
 - Top right: 4'-10"
 - Bottom right: 30'-1 1/2"
 - Bottom left: 14'-4"
 - Left side: 15'-2"
 - Top left: 4'-5 1/2"
 - Right side of lower right room: 5'-1 1/2"

Existing = Proposed Front 5th Ave Elevation

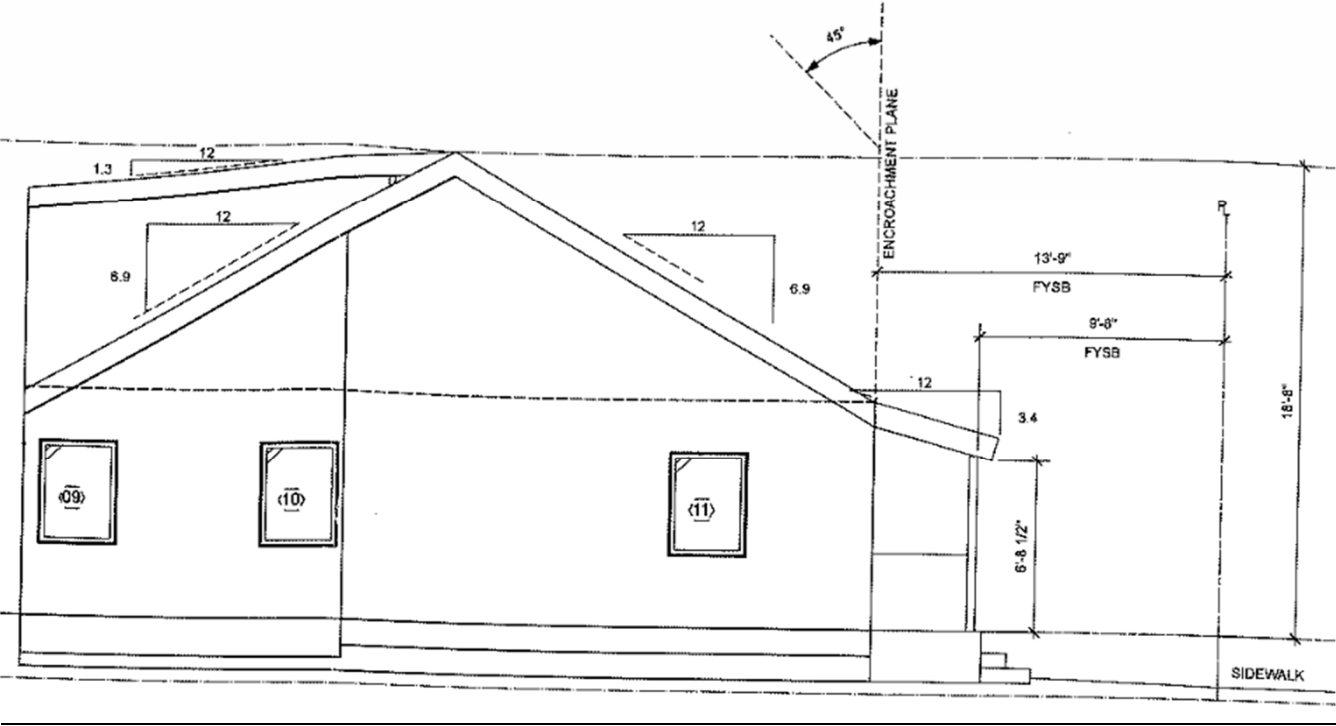


Proposed Rear Yard Elevation



Julliette balcony rail to be added in front of second floor French doors.

Proposed West Side Elevation



Proposed East Side Elevation

