



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

August 27, 2026

City Case No: None

CEQA Case No: None

Address of Project: 643 E. Indiana Avenue, Venice, CA 90291 (Oakwood-Milwood-Southeast Venice Subarea)

Applicant/Property Owner: Stefanie Wilkes

Applicant's Representative: Roberto Benavidez

Standard of Review: Coastal Act, with certified Land Use Plan (LUP) as guidance (for CDPs); Venice Community Plan; Accessory Dwelling Unit Ordinance

Coastal Zone: Single X or Dual Permit Jurisdiction or East Venice

City Hearing: N/A

Email for City Planner: None

LUPC Staff assigned: Gabriel Ruspini

I. Detailed Project Description:

Existing SFD: 955 square feet. Convert (E) attached garage into a Junior Accessory Dwelling Unit (JADU): 235 square feet. Convert (E) detached covered patio into an Accessory Dwelling Unit (ADU).

II. Proposed Motion:

The Venice Neighborhood Council (VNC) LUPC recommends that the VNC **recommends X does not recommend** the City's approval of the project at 643 E. Indiana Avenue, as proposed. (add conditions if applicable: **yes X /no**)

Conditions:

1. Provide planting of native plants and trees in the front yard and in the parkway.

Moved by Robin Rudisill Seconded by Mark Mack

Vote: 8-0-0 (JA absent)

III. Pros & Cons of Project:

Positive aspects of project:

Additional unit added to the Coastal Zone.



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Negative aspects of project:

Net loss in parking; DIR-2025-6195-MEL-HCA was submitted on 11/12/25 to, in part, legalize the conversion of an (E) patio cover to an ADU, but later the case was withdrawn; (E) patio cover has been enclosed; LADBS 24016-10000-21955 to: Convert (E) detached patio cover with unpermitted accessory building (725 sf) to ADU was submitted on 07/09/24 and is still active. (E) patio cover was converted into an enclosed accessory building without permits or inspections.

IV. Neighborhood Outreach/Summary of Community Input:

None.

Summary of Community Input

Concerns expressed by Neighbors:

None received.

Suggestions from Neighbors:

None received.

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:*

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*

The project **conforms X does *not* conform** with the Coastal Act and LUP policies for parking and Coastal Access because Project does not propose to eliminate any existing parking. Project is within ½ mile of an existing transit stop.

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*



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character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

The project **conforms X does not conform** with the Coastal Act and LUP policies for Scenic and Visual Qualities because Project is not directly adjacent to the ocean and/or any scenic coastal areas.

3. **Environmental Justice Policy (if applicable: **yes /no 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 **conforms X does not conform** with the Coastal Act's Environmental Justice Policies because Project is in a Single Family Residential Zone. Project is not eliminating any units.

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 X** to create an adverse cumulative effect or an adverse precedent for other similar projects because proposed project is an addition to existing structures.

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.*



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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 X would not** protect the Special Coastal Community status of Venice because no lot consolidation is proposed. No roof access structure is proposed. Roof deck enclosure (guardrail) does not exceed the height limit by more than 42 inches.

B. Density Bonus Act (DB)(if applicable: **yes /no X)**

1. The "Major Transit Stop" qualifying the project is at XXX
2. With X Very Low Income (VLI) units, the project qualifies for X incentives (unlimited waivers of development standards is allowed).
3. The following Density Bonus incentives are requested:
None
4. The following Waivers of Development Standards are requested:
None.

The project **does X does not** comply with the Density Bonus Act because N/A.

5. Harmonizing of State Density Bonus Act and State Coastal Act
(if applicable: **yes /no X)**

State law – Government Code Section 65915(m) – states that all density bonus incentives, waivers, etc. to which the applicant is entitled under Government Code Section 65915 (the Density Bonus law) shall be permitted in a manner that is consistent with both the Density Bonus law and the Coastal Act. The State Legislature's intent is that the two



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statutes be “harmonized” so as to achieve the goal of increasing the supply of affordable housing in the Coastal Zone while also protecting Coastal Resources and Coastal Access.

According to the Coastal Commission’s February 6, 2019 Report (W7f), the two state laws are to “be harmonized to provide for affordable housing in the Coastal Zone in a manner that is consistent with Coastal Act resource protection policies and ensures that the Act’s scenic and visual resources policy is not used erroneously as a basis for blocking density bonus projects in the Coastal Zone.” This means that the question is whether a project is seeking the minimum incentives and waivers necessary to provide for the affordable units. The problem in determining the answer is that State Density Bonus law mandates that evidence of the need is not required. Therefore, applicants can ask for more incentives and waivers than they need to cover the cost of providing the affordable housing but there is no way to prove this.

The project **does X does not** harmonize the State Density Bonus Act and State Coastal Act because N/A.

6. LUP Policy I.A.13. Density Bonus Applications (if applicable: **yes** / **no**)

Policy I. A. 13. Density Bonus Applications: Required replacement dwelling units shall be counted as reserved units in any related State-mandated density bonus application for the same project. In order to encourage the provision of affordable housing units in the areas designated as “Multiple Family Residential” and in mixed-use developments, the City may grant incentives such as reduced parking, additional height or increased density consistent with Government Code Section 65915 provided that the affordable housing complies with sections a – f of Policy I.A.13.

The project **conforms X does not conform** with LUP policy I.A.13. because N/A.

C. Conditional Use (CU) cite LAMC CU Section
(if applicable: **yes / **no X**)**

D. Mello Act (MEL)(if applicable: **yes X / **no**)**
New unit (JADU) being added.

E. Housing Crisis Act (HCA)(if applicable: **yes / **no X**)**

F. Priority Housing Program (PHP)(if applicable: **yes / **no X**)**



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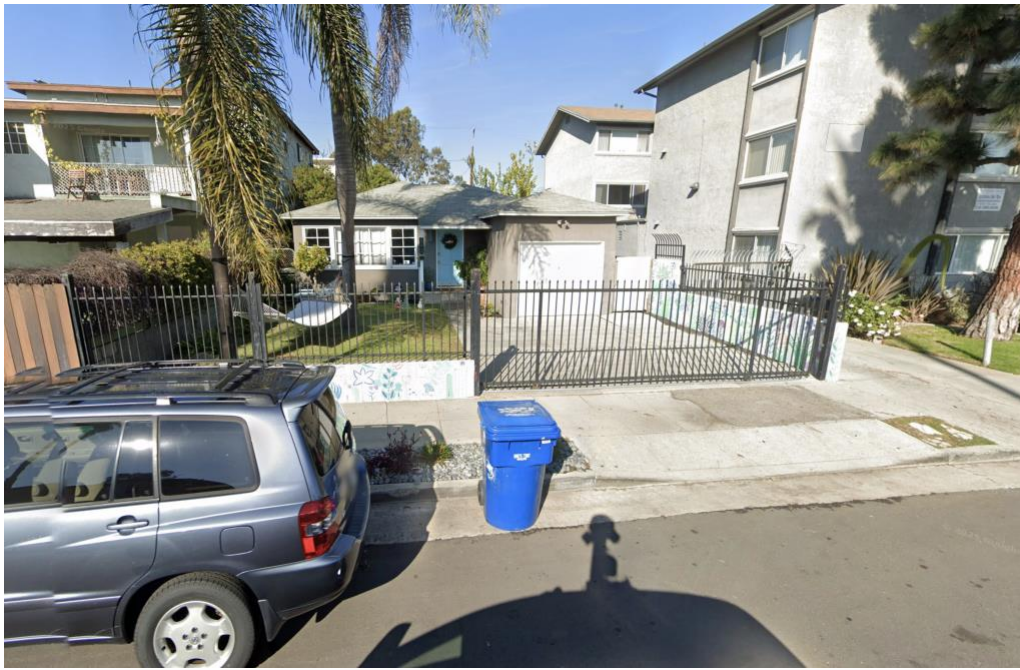
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- G. Add any other applicable entitlements here, such as SPPE (Specific Plan Project Exception), ZAA (Zoning Administrator Adjustment), etc.
No entitlements are being requested.

VI. Existing structure:





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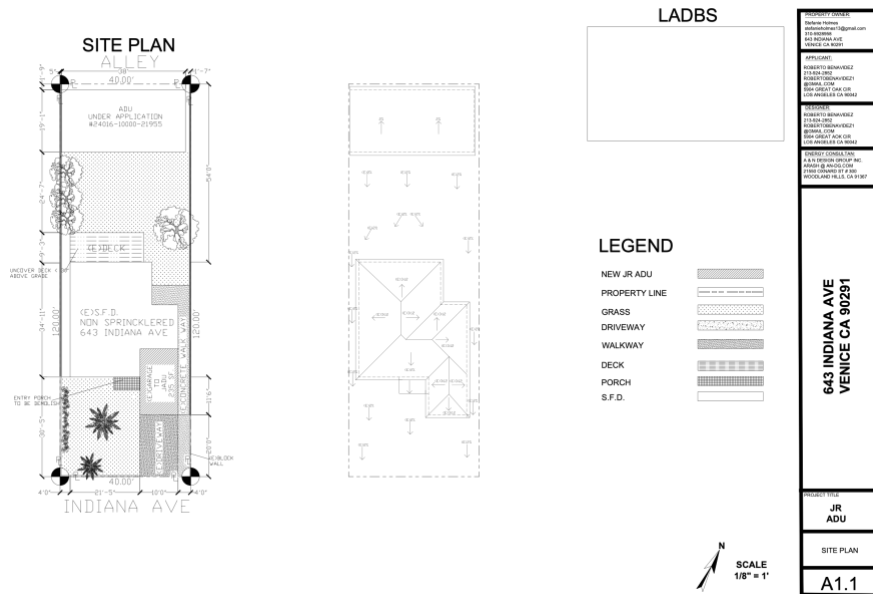
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VII. Existing Site Plan and Proposed Site Plan:



VIII. Rendering of proposed project:

None provided

IX. Plot Plan:

None provided.



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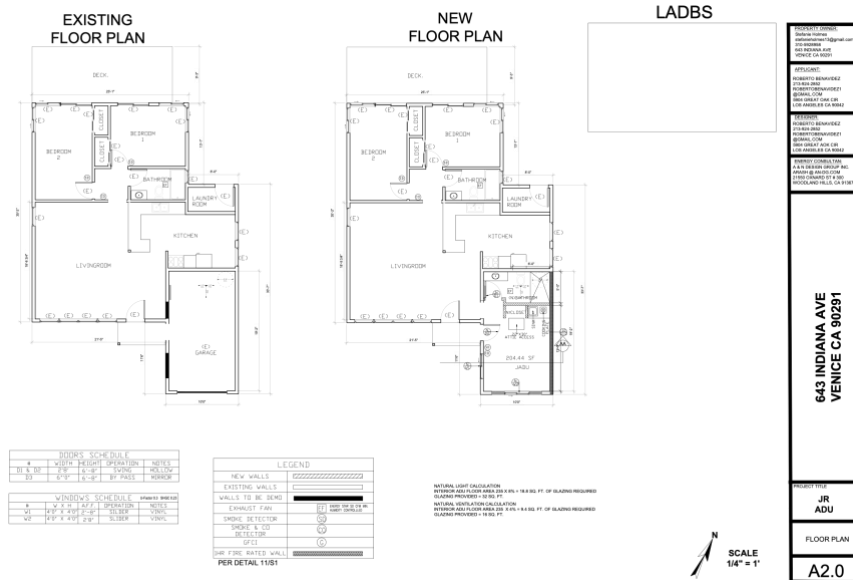
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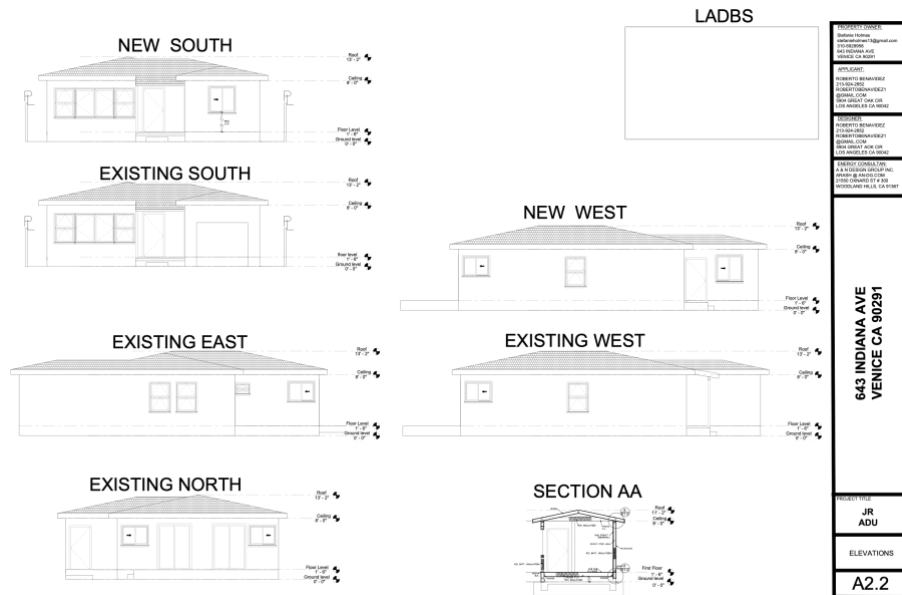
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X. Floor Plans:



XI. Elevations and Section:



XIII Roof Plan:

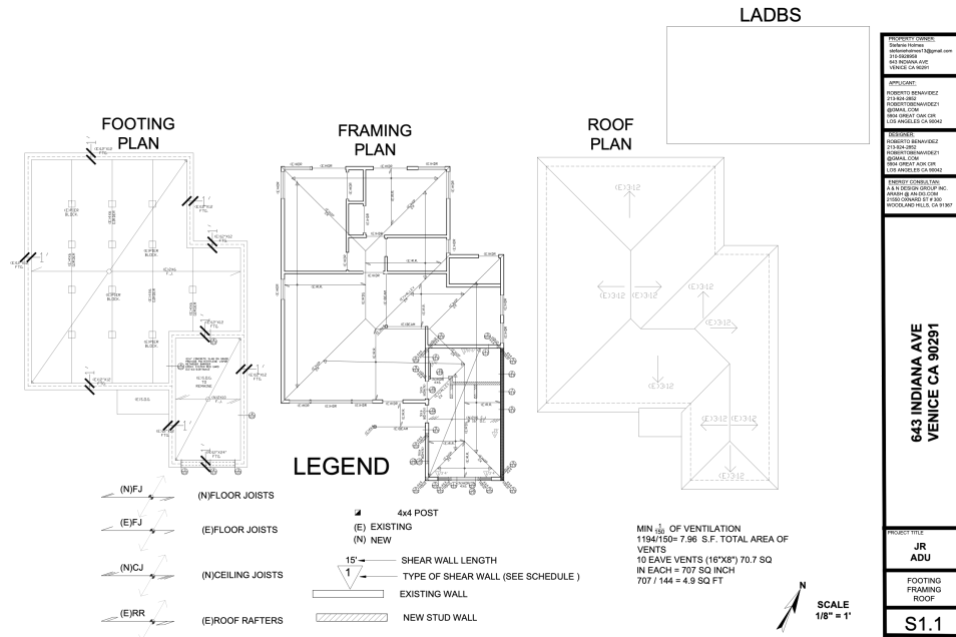


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NOTE: No applicant/representative provided Findings, Streetscape, Character Study or Neighborhood Photos and Index Map.