



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)

DRAFT STAFF REPORT

Oct 1 2026

City Case No: [DIR-2026-2577-CDP-MEL-HCA](#)

CEQA Case No: [ENV-2026-2578-EAF](#)

Related City Case No(s):

Address of Project: [238-240 E. Horizon Avenue](#)

Applicant/Property Owner: [A. Marco and Tanya Elizabeth Werner](#)

Applicant's Representative: [Chris Parker & Sarah Goldman, Pacific Crest Consultants](#)

Standard of Review: [Coastal Act, with certified Land Use Plan \(LUP\) as guidance \(for CDPs\)](#)
[Venice Community Plan](#)
[Venice Coastal Zone Specific Plan;](#)
[Los Angeles Municipal Code § 13B.9.1;](#)
[Mello Act; CEQA.](#)
[Other applicable State laws: Assembly Bill 2097, ADU regulations](#)

Coastal Zone: [Single x permit jurisdiction](#)

City Hearing: [Not yet scheduled](#)

Email for City Planner: SIENNA KUO, sienna.kuo@lacity.org

LUPC Staff assigned: [Nicole Meyer](#)

I. Detailed Project Description:

The applicant proposes a third-story addition to the top unit of an existing duplex, for a max height of 35 feet (39.19' feet over the average lot grade (ALG) of 4.20') including the roof deck and railing. It also proposes construction of a new 1025 SF two-story attached Accessory Dwelling Unit (ADU) at the rear of the property, with a maximum height of 27'11", consisting of two stories of ADU and a 492-sqft roof deck over one story of open overhang. The project would increase the number of residential units on the site from two to three while retaining the existing duplex. The proposed development includes approximately 1,763 square feet of new construction, for a total of 3,977 square feet of floor area.

The project record contains an apparent discrepancy regarding the existing rear-yard tree. The site plan depicts an existing tree, while the ADU plans do not show the tree. However, the Environmental Assessment states that no trees are proposed for removal. **At the August 11 LUPC hearing, the applicant representative stated that the existing mature rear-yard**

tree would be removed. Retention of the tree was subsequently raised by a neighboring stakeholder as a concern during 9/15/26 VNC Board consideration of the project.

The initial submittal was unclear on whether parking would be retained onsite. A revised plan set subsequently submitted by the applicant clarifies the proposed parking configuration. Sheet A2.0 shows parking for up to six vehicles beneath the proposed attached ADU. The applicant has stated that parking beneath the ADU was intended as part of the project but was not shown on the original plan set.

A revised planning set dated August 7, 2026 was submitted following the initial application materials. The revision reduces the proposed ADU from 1,033 square feet to 1,025 square feet and identifies a 492-square-foot ADU roof deck; the overall project configuration, duplex addition, and proposed building heights remain substantially unchanged.

The applicant has further clarified that the proposed ADU is attached to the existing structure and has stated that, based on consultation with two Metro Development Services Center plan check engineers, the applicable ADU regulations limit its height but do not impose a separate story limit on an attached ADU.

SurveyLA Historic District Considerations

The subject property is identified by SurveyLA as a **Contributor** to the Lost Venice Canals Historic District. As a contributing resource, the existing duplex contributes to the architectural and historic character of the district. The findings related to this condition are discussed in Section IV.5 *Findings re. Entitlements: Protection of Special Coastal Communities* of this report.

Procedural History

LUPC previously considered the project and voted 7-1-0 (1 absent) to recommend that the Venice Neighborhood Council take no action—neither approve nor deny—the project. The recommendation was subsequently placed on the VNC Board's September 15, 2026 Consent Calendar as Motion 138-26-VNC.

At its September 15 meeting, the VNC Board voted 15-0-0 to remove 238-240 Horizon Avenue from the Consent Calendar for consideration at its next Board meeting. The project is returning to LUPC prior to the October 20, 2026 Board meeting so that LUPC may further consider issues raised regarding preservation of the property's SurveyLA contributor status and the existing tree, and may make a more specific recommendation to the Board.

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II. Motion:

The Venice Neighborhood Council recommends approval of the project at 238–240 E. Horizon Avenue, conditioned on preservation of the character-defining features of the existing SurveyLA contributing structure, particularly its street-facing façade and roof form, so that the historic building remains visually prominent from Horizon Avenue and compatible with the Lost Venice Canals Historic District. The VNC further recommends retention and protection of the existing mature rear-yard tree and encourages the applicant to revise the project as necessary to accommodate its retention.

Moved:

Seconded:

Vote: X-X-X (X absent, X recused).

III. Pros & Cons of Project:

Positive aspects of project:

- Adds one additional dwelling unit in an existing residential neighborhood, increasing the site's housing capacity from two to three units.
- Retains the existing duplex rather than demolishing and replacing it.
- Retains some of the character of the original bungalow duplex, including the entrance, front windows, cladding material, and sloping rooflines.
- With the roof deck, the bulk of third story addition is set back 17" from the front of the house, allowing the existing historic portion to have greater visual prominence from the street.
- Concentrates new development within the existing urban fabric, consistent with infill development objectives.
- Landscaping and site improvements are proposed as part of the project.
- Utilizes an attached ADU rather than expanding the building footprint significantly across the site.

Negative aspects of project:

- Roof deck and rooftop access may raise privacy and overlook concerns for adjacent properties.
- Removal of mature non-native tree in backyard
- The proposed third-story addition alters the appearance of a SurveyLA contributing resource within the Lost Venice Canals Historic District, requiring consideration of whether the property's character-defining features and contributor status will be preserved.

IV. 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*

Coastal Act Section 30252 requires new development to maintain and enhance public access to the coast by considering parking, transit, and other transportation alternatives.

Revised plans submitted following LUPC's initial review show parking for up to six vehicles beneath the proposed attached ADU. The applicant has clarified that this parking was intended as part of the project but was not depicted in the original plan set. Accordingly, the parking discrepancy identified during LUPC's initial review appears to have been resolved.

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 project retains the existing duplex and preserves many of its defining architectural features, including portions of the original façade, roof form, and exterior materials. The proposed third-story addition and attached ADU utilize a compatible architectural vocabulary that maintains the overall character of the existing building.

Although the project increases the building's overall height and massing, the adjacent property includes a comparable third story, helping the proposal remain compatible with the surrounding streetscape. Based on the submitted plans, **the project appears generally consistent with Coastal Act Section 30251** regarding neighborhood character and visual compatibility.

3. Environmental Justice Policy (if applicable: yes ☒)

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 retains the existing duplex while adding one additional dwelling unit, increasing the site's housing capacity from two to three units without removing existing housing. Accordingly, **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 represents infill residential development within an existing urban neighborhood served by public infrastructure. The proposal retains the existing residential use while adding one additional dwelling unit.

Given the limited scale of the project and its location within an established residential area, **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 project retains the existing residential structure and incorporates additions that are compatible with the existing architectural style, materials, and proportions. The massing and height increase is consistent with the adjacent property. By preserving the primary architectural character of the building while accommodating a modest expansion, **the project appears generally consistent with Coastal Act Section 30251** and applicable Venice Land Use Plan policies regarding neighborhood character and visual compatibility. However, special consideration must be given regarding the project's status as a Contributing Resource to the Lost Venice Canals Historic District.

SurveyLA Historic District Considerations

The subject property is identified by SurveyLA as a **Contributor** to the Lost Venice Canals Historic District. As a contributing resource, the existing duplex contributes to the architectural and historic character of the district. While contributor status does not prohibit additions or alterations, discretionary projects affecting contributing resources are reviewed to determine whether the proposed work preserves the property's character-defining features and remains compatible with the historic district.

The primary historic consideration for the proposed project is the proposed **third-story addition** to the existing duplex. The attached rear ADU is located behind the existing building and is expected to have limited visibility from the public right-of-way. Accordingly, the third-story addition is the principal component that may affect the property's appearance within the historic district. Relevant considerations include the visibility of the addition from the public street, the extent to which the existing street-facing historic form is retained, the relationship between the original building and the new construction, and the overall scale, massing, roof form, and architectural compatibility of the proposed design.

Recent approvals within the Lost Venice Canals Historic District demonstrate that the City has approved substantial additions to SurveyLA contributing resources where compatibility with the

historic district was maintained.

The following two approvals for contributing resources, albeit not constructed, asked for similar entitlements as 238 Horizon.

- At **311, 311½, and 313 E. Market Street (DIR-2017-1945-CDP)**, the City approved substantial additions to two contributing Craftsman residences subject to a condition requiring that the additions remain compatible with the architectural style and overall integrity of the historic district to the satisfaction of the Office of Historic Resources.
- Similarly, **428 E. Rialto Avenue (ZA-2015-0865-CDP-MEL)** approved a three-story addition to a SurveyLA contributing residence following review by the Office of Historic Resources. The approved design retained the primary historic façade while recessing the upper-story addition approximately 16 feet behind the front façade, as shown in the approved plans. The Office of Historic Resources concluded that the project's scale, massing, and design were compatible with the Lost Venice Canals Historic District and would not significantly affect its integrity.

A completed example is located at **432 E. Altair Place (DIR-2017-2645-CDP)**, where the City approved and the owner constructed a second-story addition to a SurveyLA contributing Craftsman residence. The Office of Historic Resources determined that the project retained the character-defining features of the existing contributor and maintained the integrity of both the contributing resource and the Lost Venice Canals Historic District. The completed project preserves the dominant front-facing Craftsman roof form and historic façade while locating the upper-story addition behind the primary street-facing massing, allowing the original structure to remain the visually prominent element when viewed from the public right-of-way.

These precedents indicate that the City's review of additions to contributing resources has focused on whether the historic building remains the visually dominant element of the streetscape, whether character-defining features are preserved, and whether the scale, massing, setbacks, and architectural treatment of new construction remain compatible with the historic district. Accordingly, the proposed third-story addition should be evaluated within this established framework to determine whether it preserves the historic character and integrity of the contributing resource while remaining compatible with the Lost Venice Canals Historic District.

Note: Following LUPC's initial review, a neighboring stakeholder raised specific concern that alterations to the front of the existing duplex could compromise its status as a contributor to the Lost Venice Canals Historic District. This issue was among the concerns prompting further VNC consideration of the project. Accordingly, LUPC's renewed review should consider whether the proposed alterations preserve the character-defining features of the existing resource sufficiently to maintain its contribution to the historic district.

B. Density Bonus Act (DB)(if applicable): not applicable

C. Conditional Use (CU) cite LAMC CU Section: not applicable

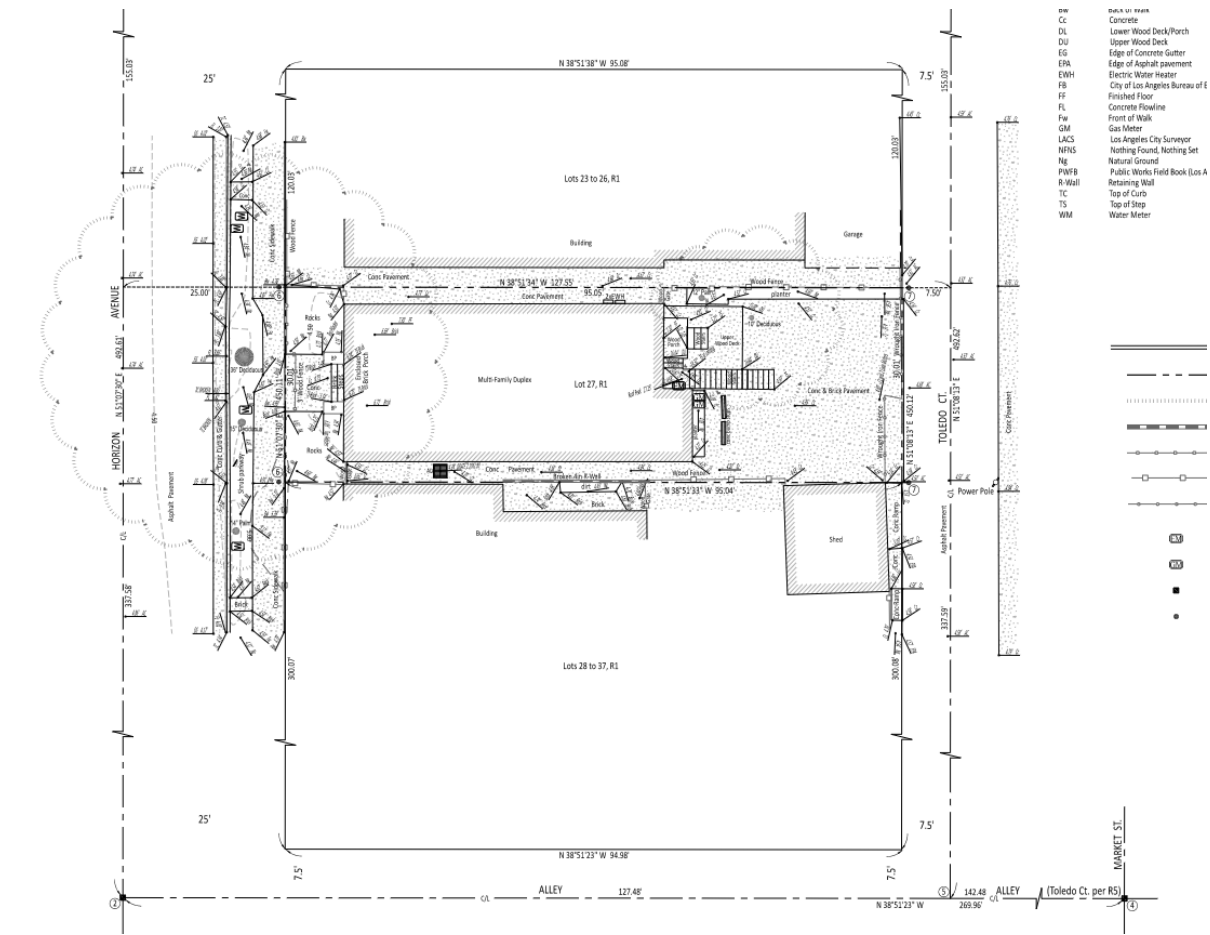
D. Mello Act (MEL)(if applicable: yes x) The project adds one residential unit within the Coastal Zone and is subject to the Mello Act. Because the existing duplex is being retained and no dwelling units are proposed for demolition, **the project appears consistent with the Mello Act's** objective of protecting existing housing while encouraging additional residential development.

- 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.](#)

Photos of existing:



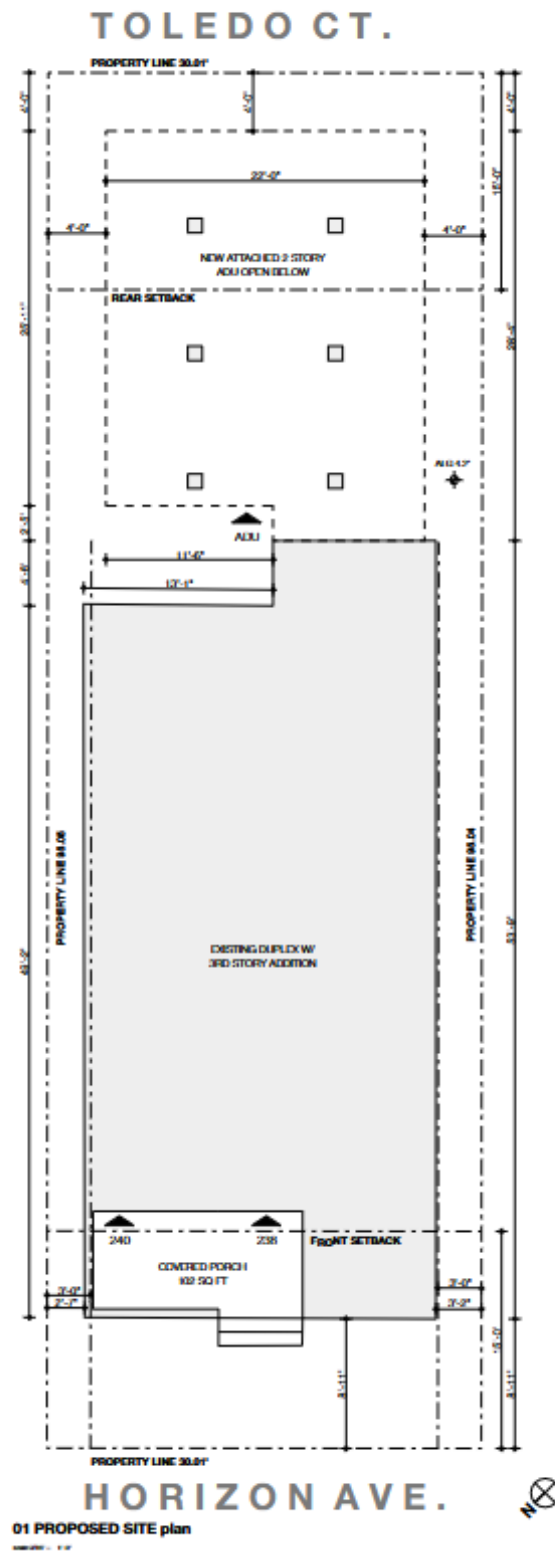
I. Existing Site Plan:



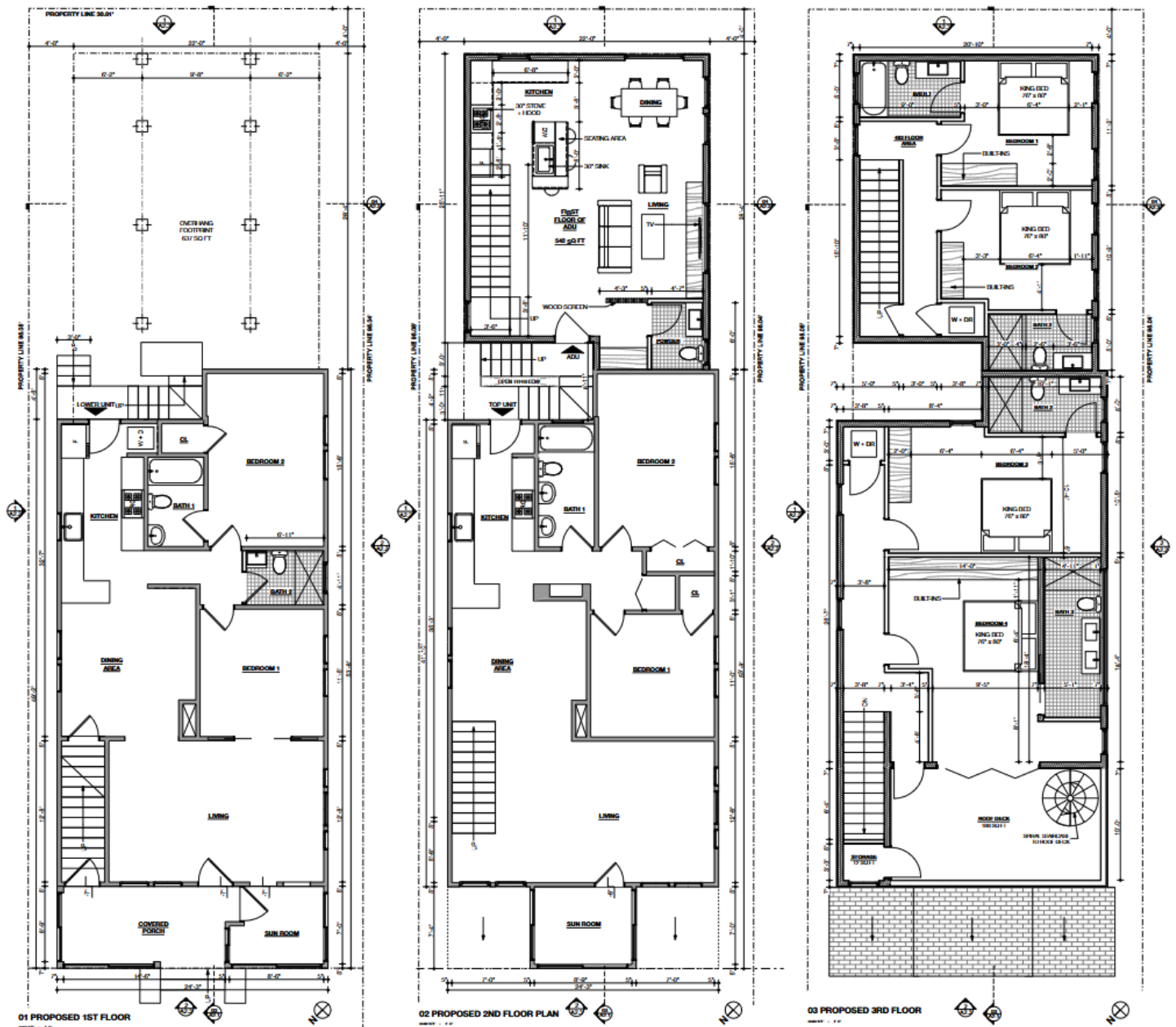
II. **Renderings of proposed**

None provided

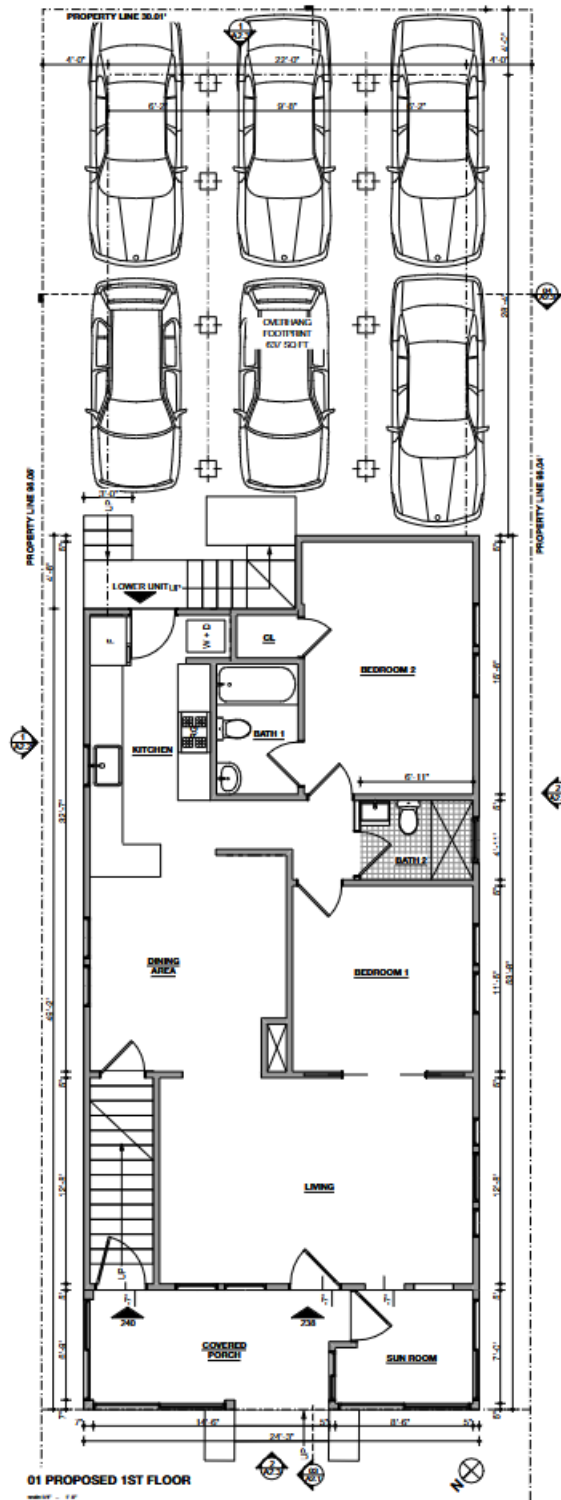
III. Site Plan:



IV. Floor Plans:

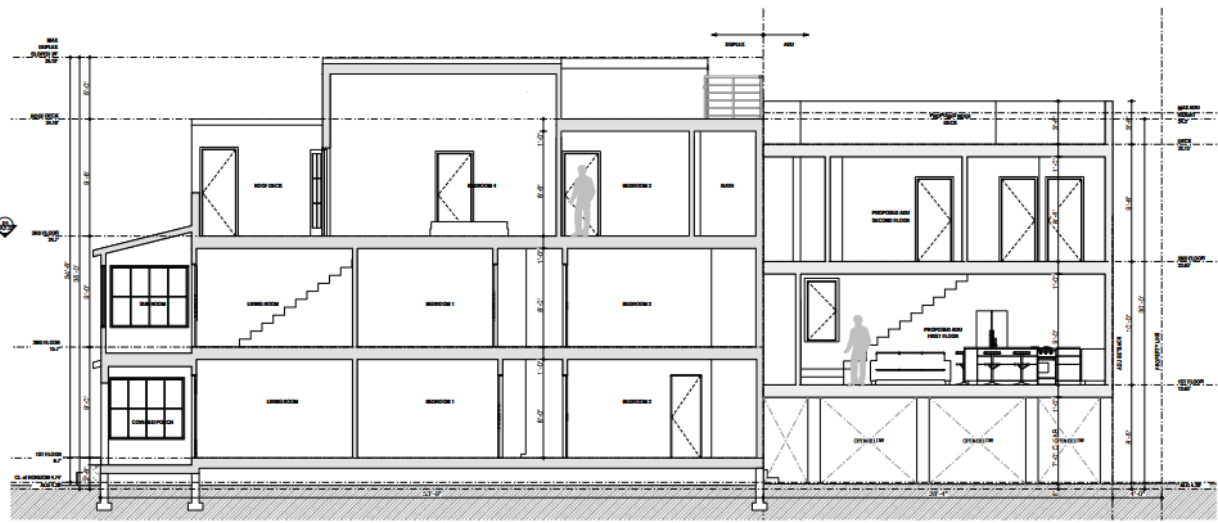
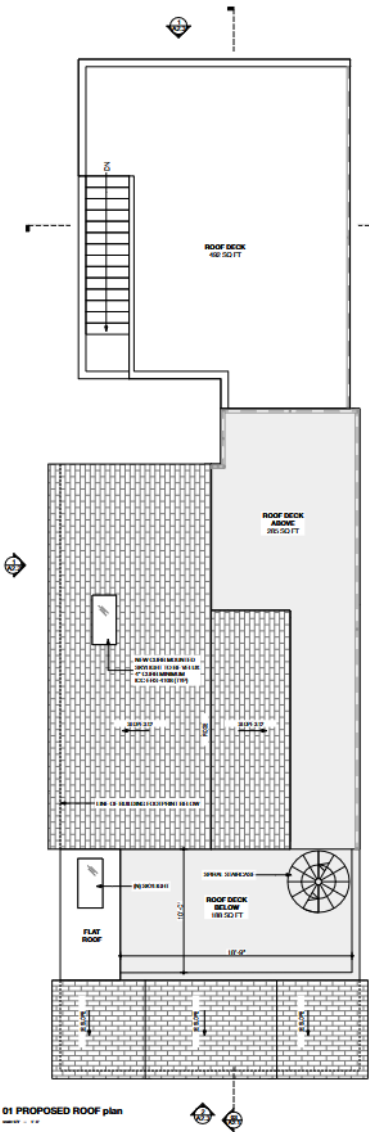


V.



Revised Floor plan with parking shown

Roof Plan and Section



02 PROPOSED STUDY SECTION



ROOF LEGEND

- H HATCH CHIMNEY POINT
- V WALLS CHIMNEY POINT
- 45° 45° CHIMNEY POINT
- 45° 45° CHIMNEY POINT

HORIZON ADU + ADDITION
208 N. 34th HORIZON AVE.
LOS ANGELES, CA 90091



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- Issue Status:
- 0 EXISTING CONDITIONS 11.0.20
- 0 SCHEMATIC DESIGN 03.10.20
- 0 GPR + PLANNING SET 05.05.20
- 0 PLANNING REVIEW SET 06.07.20
- 0
- 0
- 0
- 0
- 0
- 0

Project: 159-2020

A2.1

JANUARY 2020

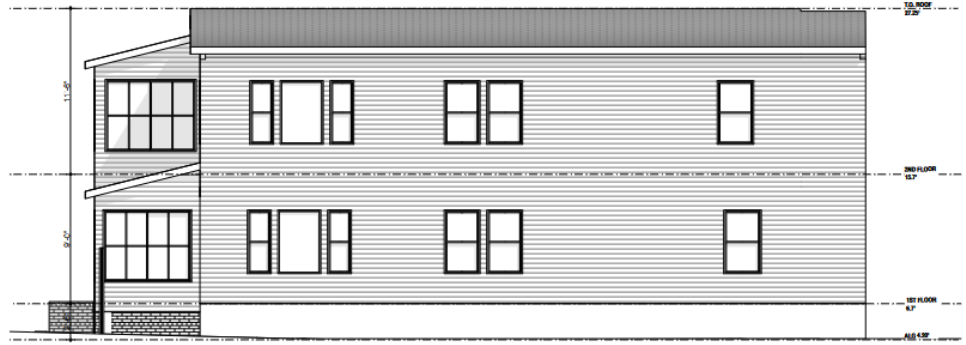
VI. Elevations:

Existing:



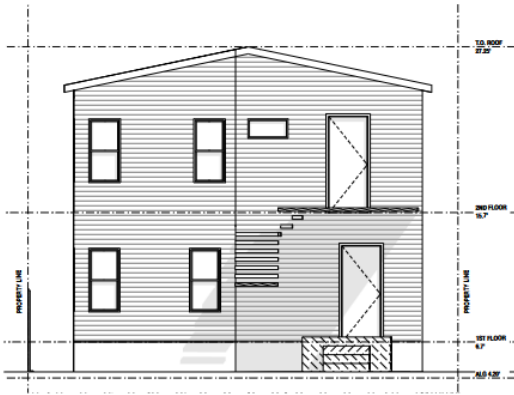
01 EXISTING FRONT ELEVATION

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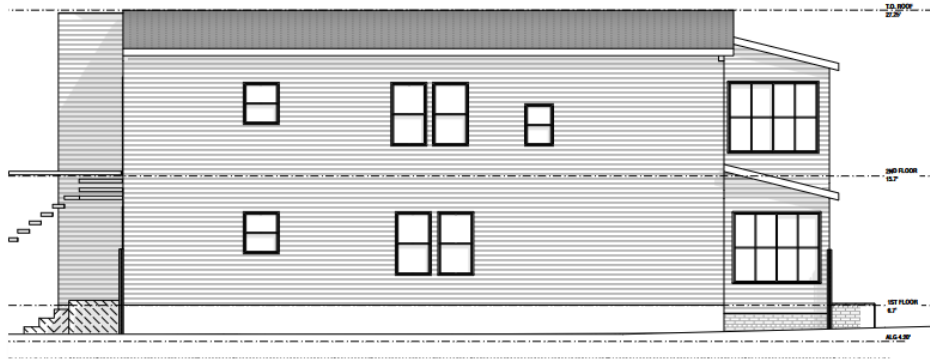
02 EXISTING SIDE ELEVATION

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



03 EXISTING REAR ELEVATION

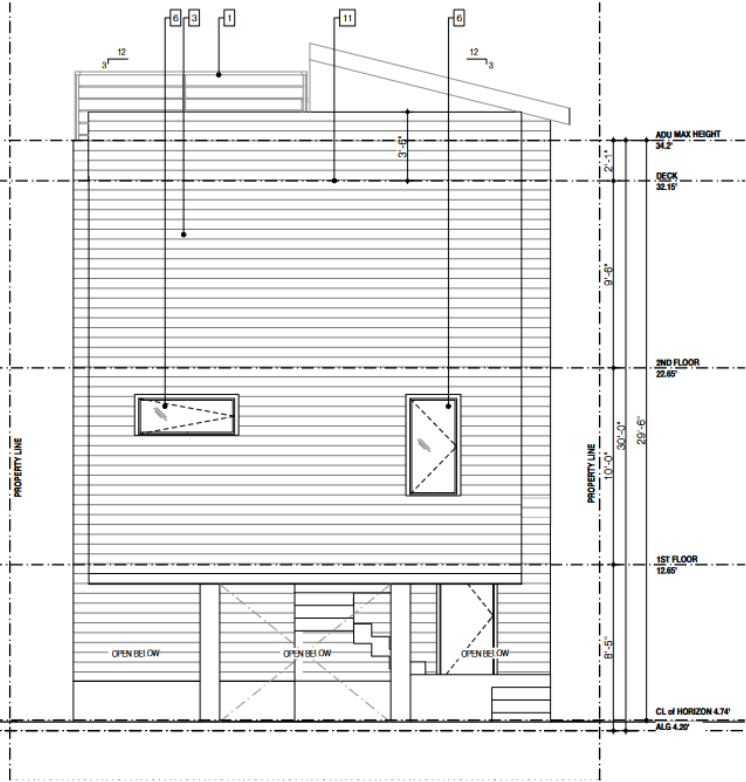
scale: 1/8" = 1'-0"



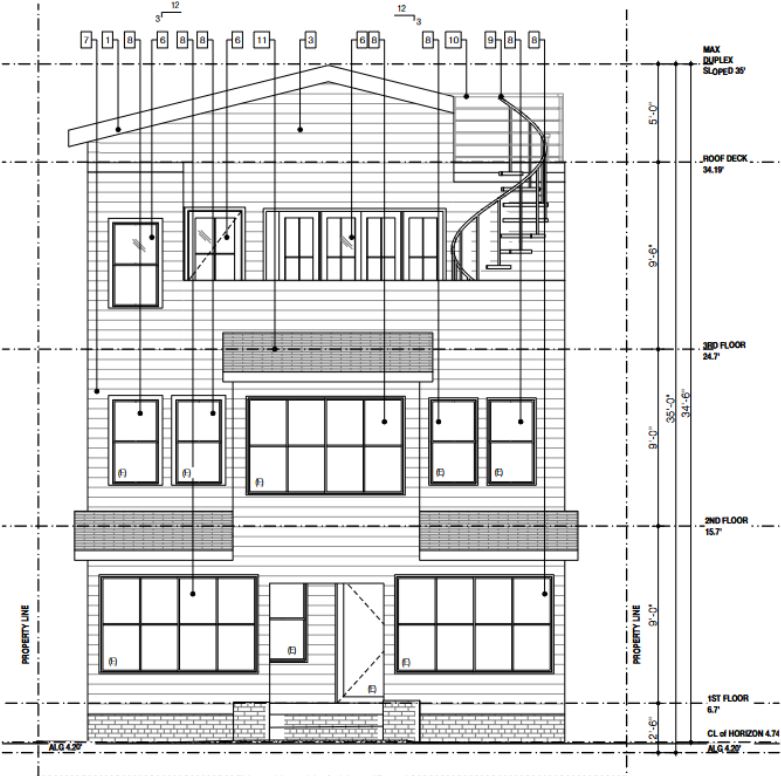
04 EXISTING SIDE ELEVATION

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

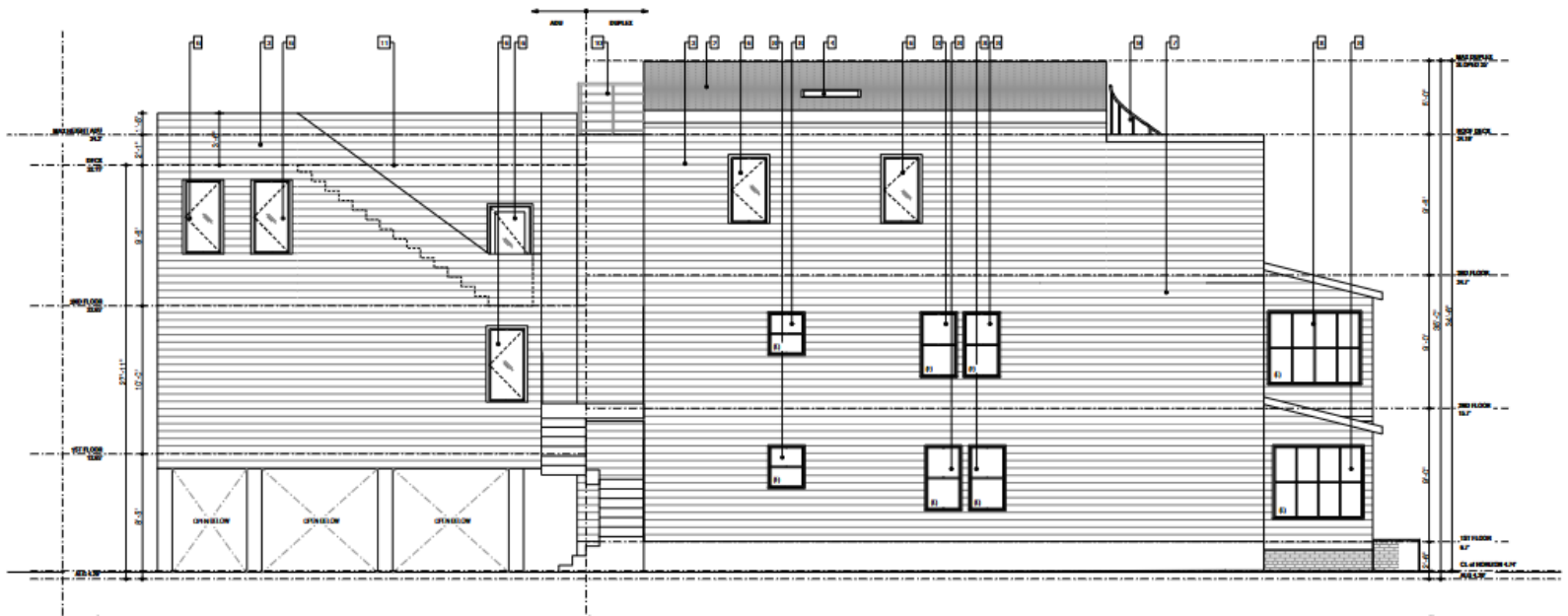
Proposed:



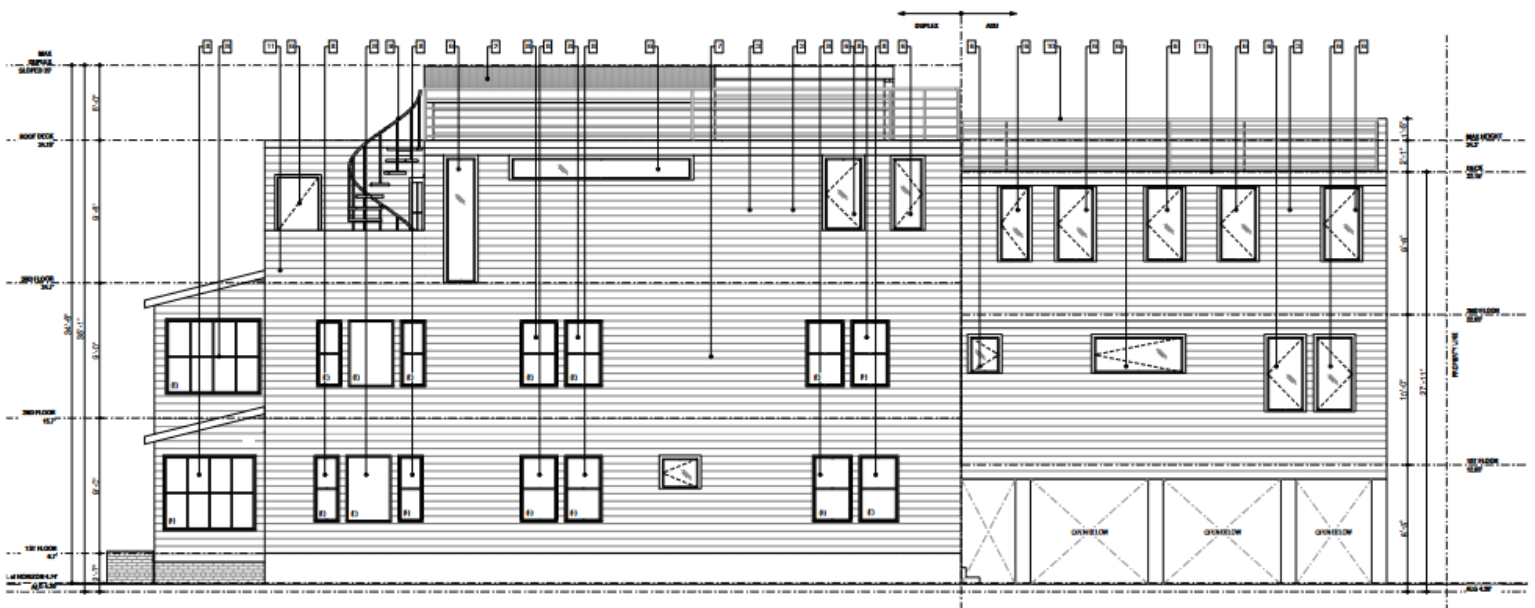
01 PROPOSED REAR ELEVATION
scale 1/8" = 1'-0"



02 PROPOSED FRONT ELEVATION
scale 1/8" = 1'-0"



01 PROPOSED SIDE ELEVATION



03 PROPOSED SIDE ELEVATION

YOUR NEIGHBOR IS APPLYING FOR A PERMIT

The **Venice Neighborhood Council (VNC) Land Use & Planning Committee (LUPC)** is reviewing this project.

& we want to hear from you!

Land Use & Planning Committee (LUPC) Meeting
PUBLIC HEARING: TUESDAY, AUGUST 11TH 2026
6:00 PM VIA ZOOM

DOWNLOAD AGENDA WITH ZOOM LINK (Posted 72 hours prior)

Log in at www.VeniceNC.org/LUPC

Scroll to bottom of webpage, Click "Agenda"

Project details:

PROJECT LOCATION: 238-240 East Horizon Avenue

PROJECT DESCRIPTION: 3rd story addition to existing duplex and construction of new 2 story attached ADU.

APPLICANT: A. Marco and Tanya Elizabeth Werner

CASE NUMBER: DIR-2026-2577-CDP-MEL-HCA

REPRESENTATIVE: Sarah Goldman - Pacific Crest Consultants
sarah@pccla.com

CONTACT US: LUPC@VeniceNC.org



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council

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