



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 21, 2026

City Case No:	1137 Cabrillo Ave: DIR-2026-2542-CDP 1139 Cabrillo Ave: DIR-2026-2402-CDP
CEQA Case No:	ENV-2026-2403-EAF. City of LA considering the use of categorical exemption – section 15300.2
Related City Case No(s):	None
Address of Project:	1137 & 1139 Cabrillo Ave
Applicant/Property Owner:	Chip Hackley (1XLLC)
Applicant's Representative:	Jimmy Toetz – Crest Real Estate
Standard of Review:	Coastal Act, with certified Land Use Plan (LUP) as guidance (for CDPs) Venice Community Plan and other applicable State laws.
Coastal Zone:	Single Jurisdiction
City Hearing:	To be determined
Email for City Planner:	Sienna.Kuo@lacity.org
LUPC Staff assigned:	Mehrnoosh Mojalalli

Detailed Project Description:

1137 Cabrillo Ave: Demo of 1,103 sf portion of rec room & interior remodel of remaining 1,111 sf SFD (1,157 RFA). Lot is 2,550 sf. No parking proposed.

1139 Cabrillo Ave: Demo of 1,078 sf existing rec room & remodel to separate existing SFD in order to make 2 separate units on 2 untied lots. Height of building will be 24'-11 3/4". Lot is 2,550 sf. New building will be 1,157 sf. 2 parking spaces maintained.

I. Motion:

The Venice Neighborhood Council recommends approval of the project at 1137 Cabrillo Ave, conditioned on using native species in any necessary replacement planting.

The Venice Neighborhood Council recommends approval of the project at 1139 Cabrillo Ave, conditioned on using native species in any necessary replacement planting.

II. Pros & Cons of Project:

Positive aspects of project:

The proposed projects add housing and remain in conformance with the mass, scale and character of the surrounding neighborhood.

Negative aspects of project:

There is no parking provided for the new SFD; however, the project does not remove parking.

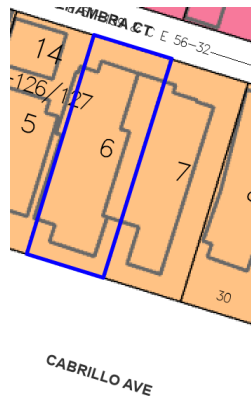
III. Neighborhood Outreach/Summary of Community Input:

The applicant will comply with all required notification procedures. A 300 SF radius will be notified for the City hearing.

Summary of Community Input

Concerns expressed by Neighbors:

The lot tie for the existing building spanning lots 6 & 7 was questioned.



Regarding concerns about existing trees, the applicant representative indicated that no trees will be lost with these projects.

Suggestions from Neighbors:

n/a

IV. 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 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:

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 projects conform with Coastal Act 30251 Scenic and Visual Qualities because they are consistent/compatible with the mass, scale and character of the surrounding structures (mass & scale are not being increased).

3. 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.*

4. 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 projects on both lots maintain continuity and similarity to the surrounding properties.

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

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

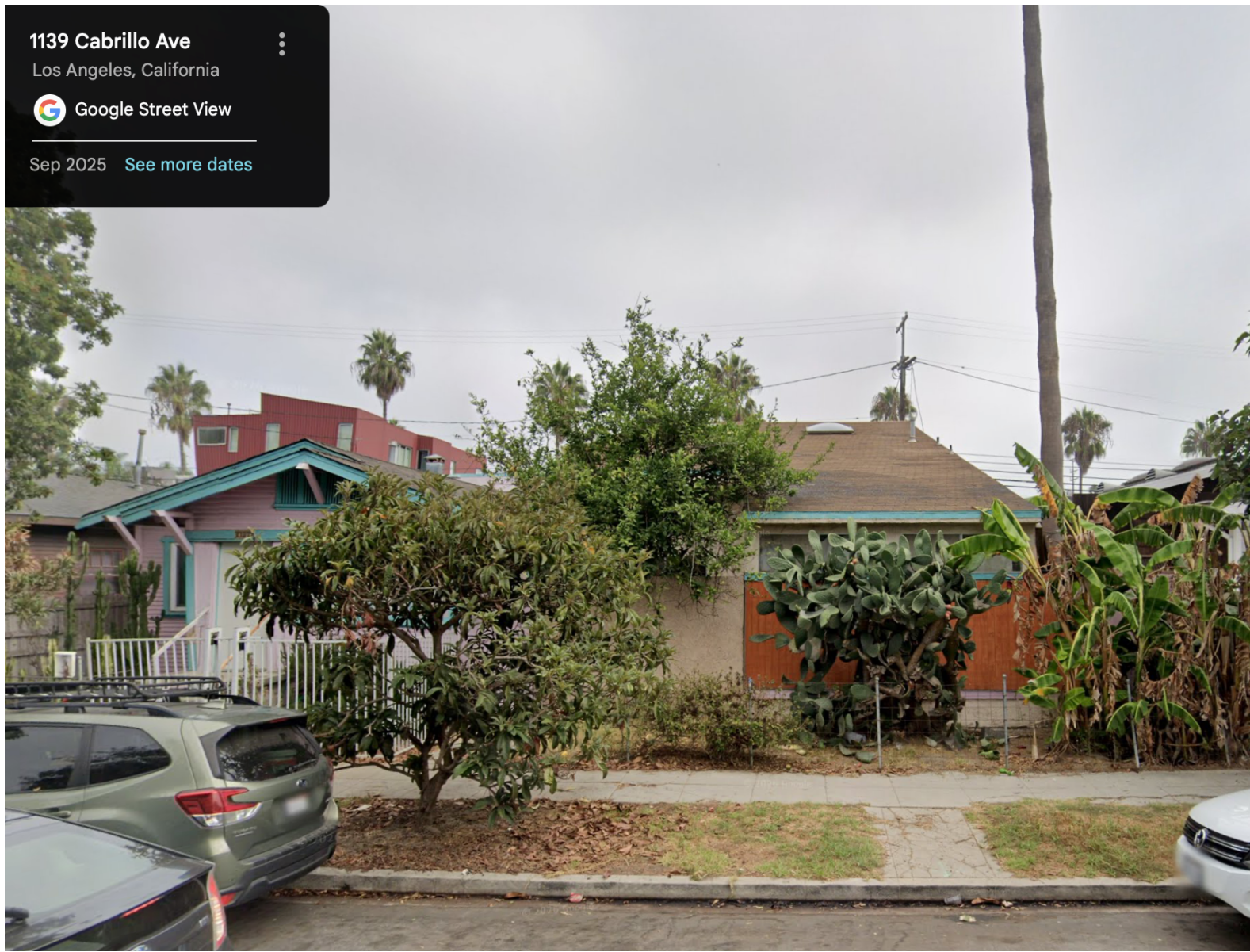
D. Mello Act (MEL)(if applicable): N/A

E. Housing Crisis Act (HCA) if applicable: N/A

F. Priority Housing Program (PHP): N/A

G. Add any other applicable entitlements here, such as SPPE (Specific Plan Project Exception), ZAA (Zoning Administrator Adjustment), etc : N/A

Existing 2 lots:

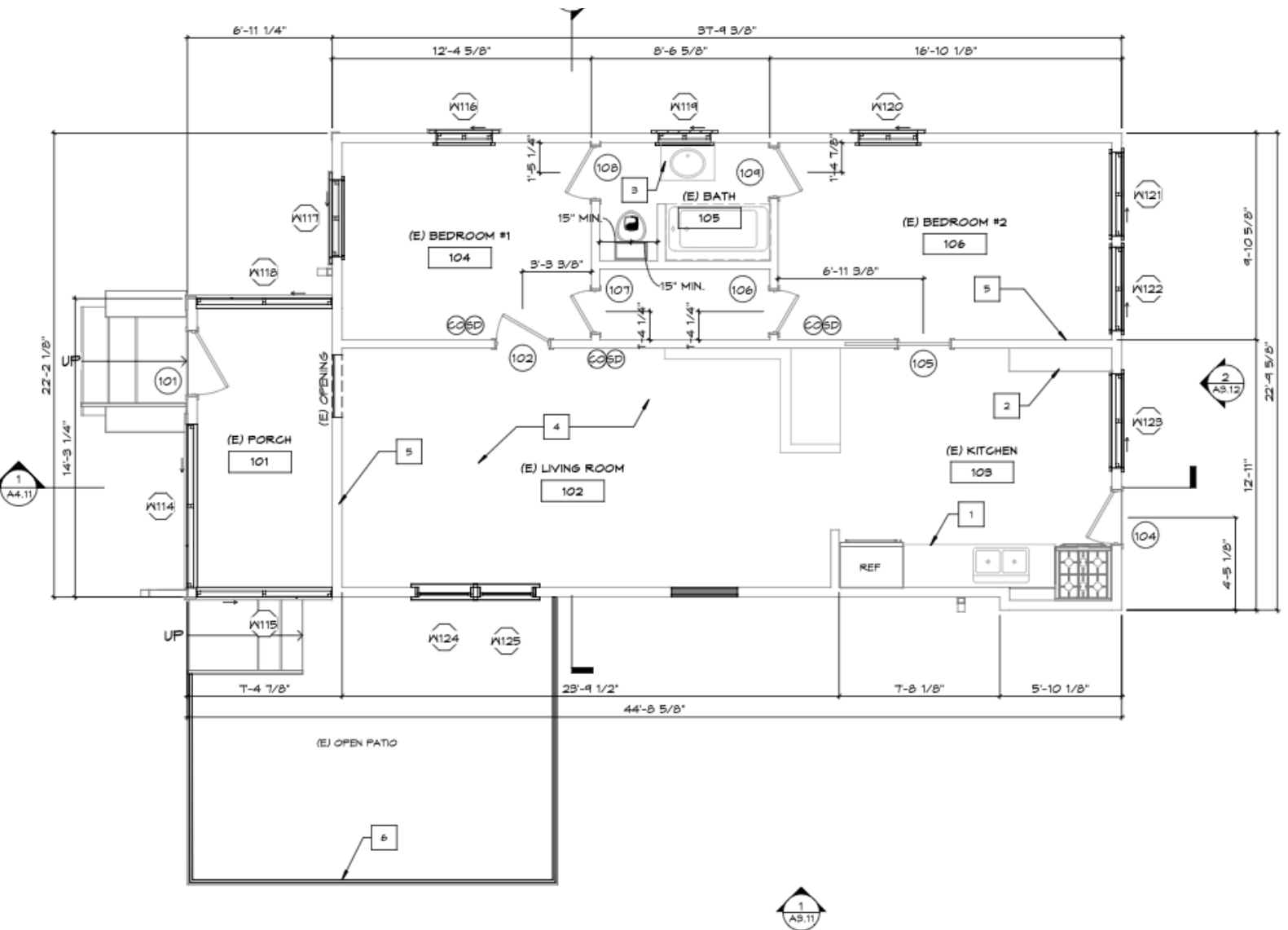


1137 Cabrillo Ave

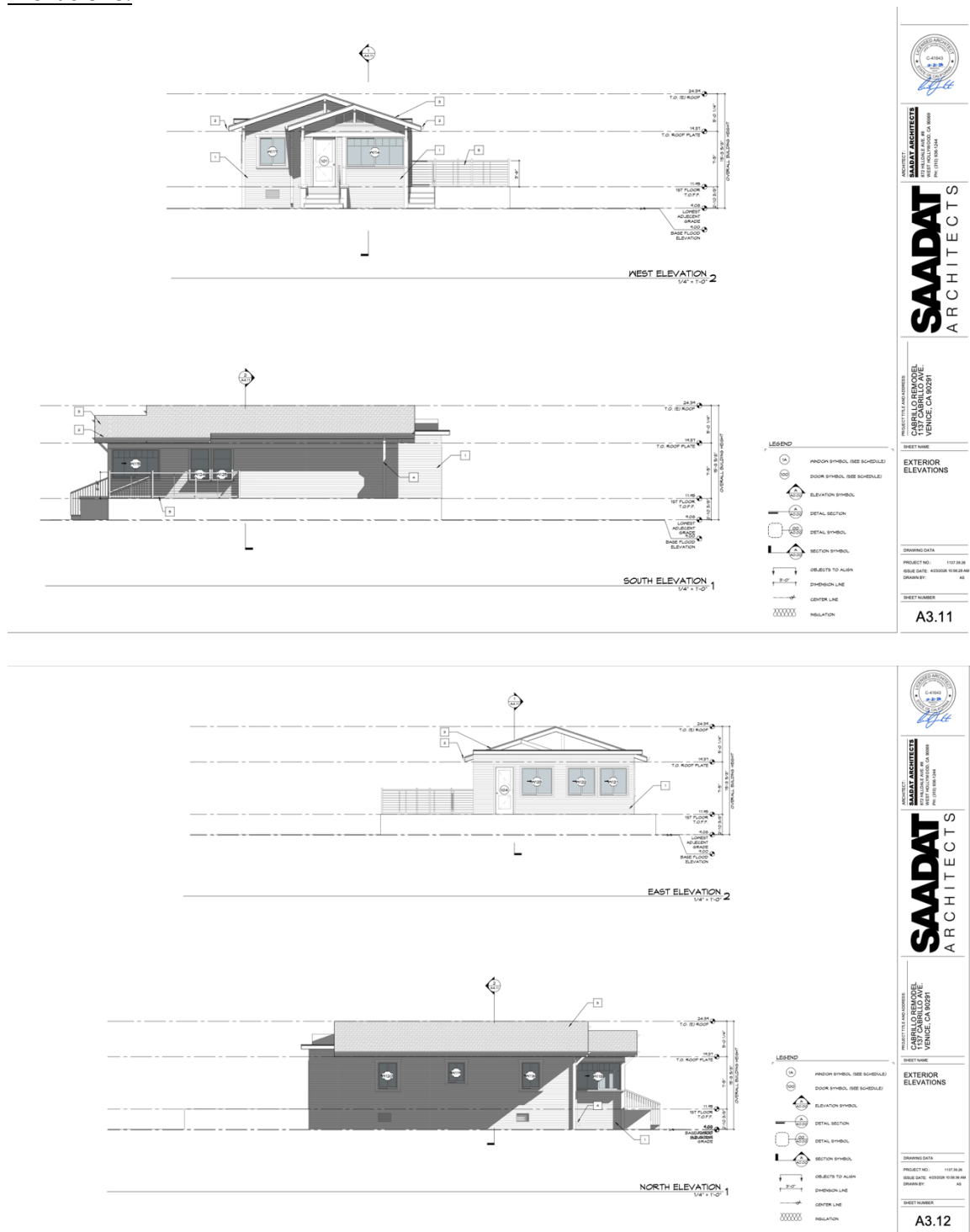
Rendering:



1st Floor Plan



Elevations:

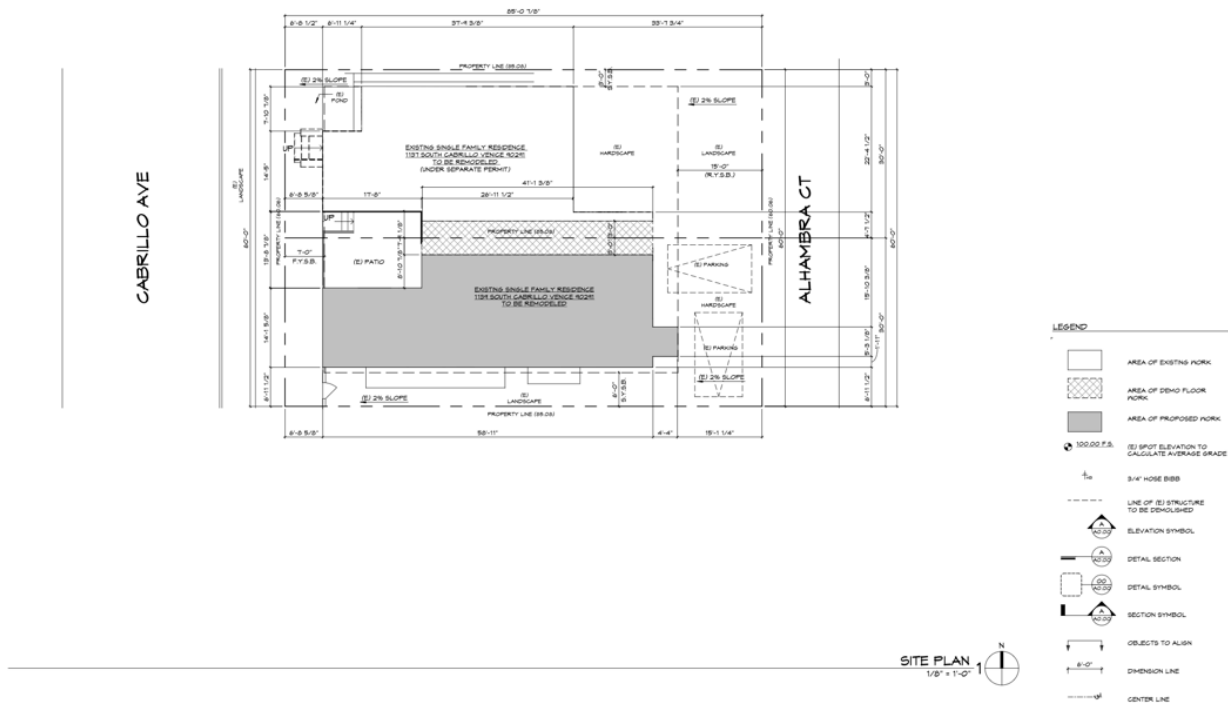


1139 Cabrillo Ave

Rendering:



Site Plan:



ARCHITECT
SAADAT ARCHITECTS
1137 28th St.
West Hollywood, CA 90069
PH: (310) 386-1244

SAADAT
ARCHITECTS

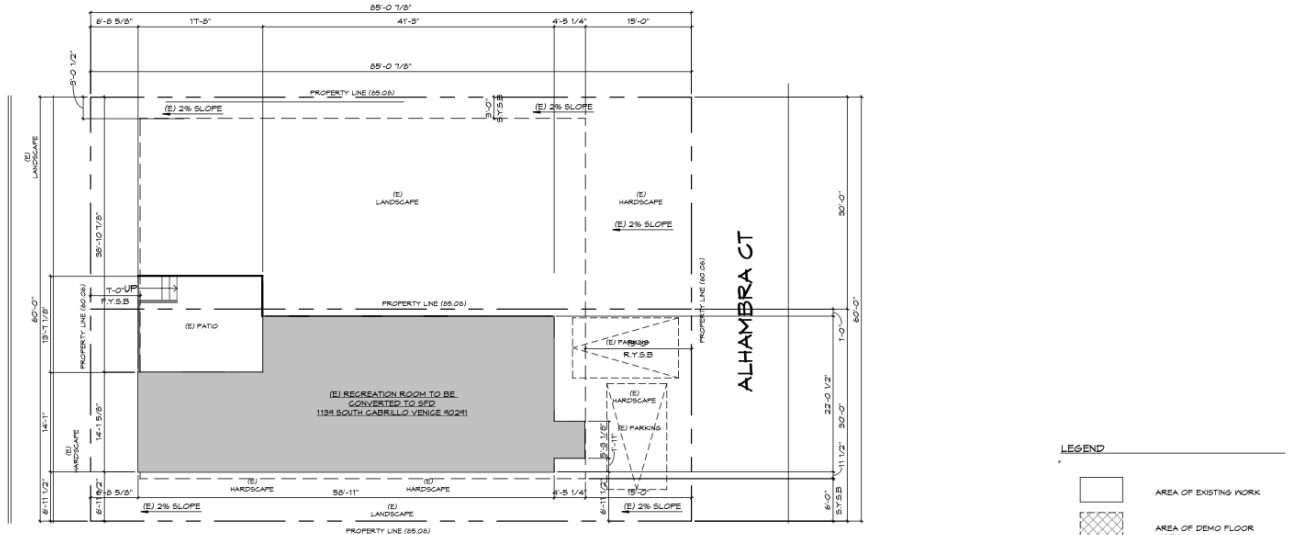
PROJECT TITLE AND ADDRESS
CABRILLO REMODEL
1231 SOUTH CABRILLO VENICE
VENICE, CA 90291

SHEET NAME
EXISTING SITE PLAN

DRAWING DATA
PROJECT NO.: 1137.28.26
ISSUE DATE: 4/23/2020 10:54:35 AM
DRAWN BY: AS

SHEET NUMBER
A1.11

CABRILLO AVE



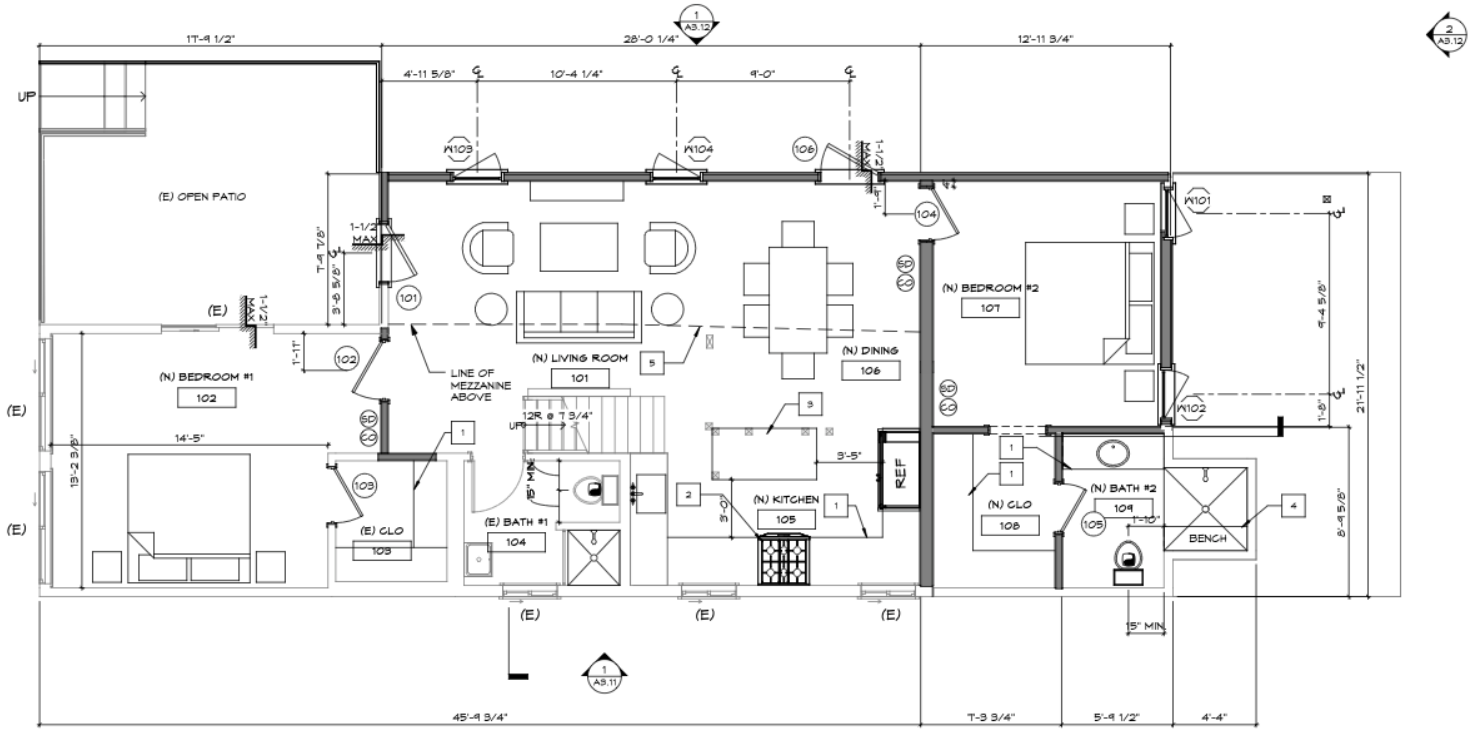
ARCHITECT
SAADAT ARCHITECTS
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West Hollywood, CA 90069
PH: (310) 386-1244

SAADAT
ARCHITECTS

PROJECT TITLE AND ADDRESS
CABRILLO REMODEL
1231 SOUTH CABRILLO VENICE
VENICE, CA 90291

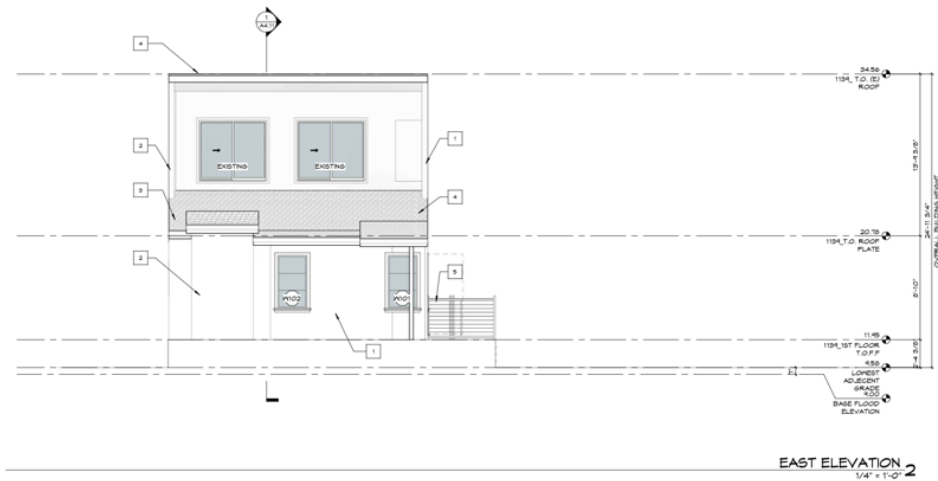
SHEET NAME
SITE PLAN

First Floor:

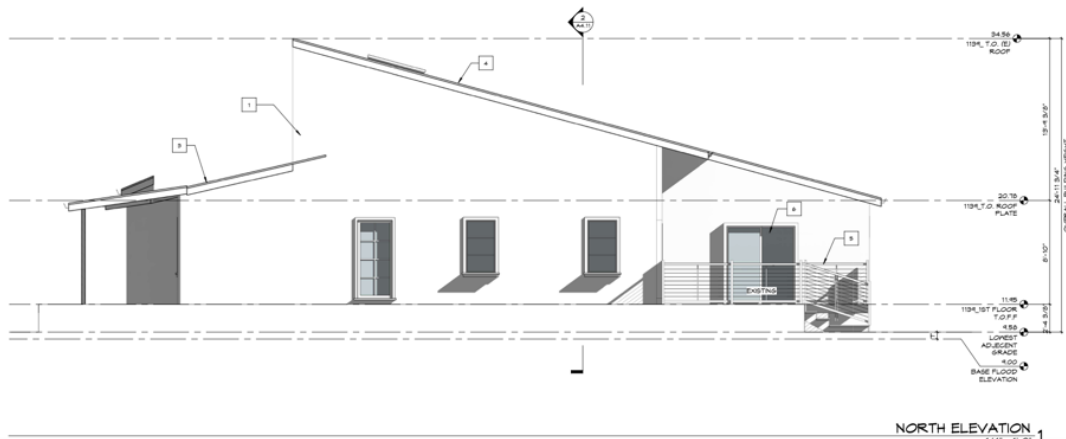


FIRST FLOOR PLAN
1/4" = 1'-0"

Elevations:



EAST ELEVATION
1/4" = 1'-0" 2



NORTH ELEVATION
1/4" = 1'-0" 1

- 1 (N) WHITE SHROTH STUGGO TO MATCH EXISTING
- 2 (E) WHITE SHROTH STUGGO
- 3 (E) ROOF TO REMAIN
- 4 (E) ROOF WITH (E) GLASS A ASPHALT SHINGLE ROOF CERTAINTED LANDMARK SOLARS GRAPHITE CG-ED ESR-3591. SEE SPEC ON A3.15
- 5 (N) 42" HIGH GUARDRAIL
- 6 (E) DOOR TO REMAIN

A PLANNING SUBMITTAL
03/10/2024



ARCHITECT
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ARCHITECTS

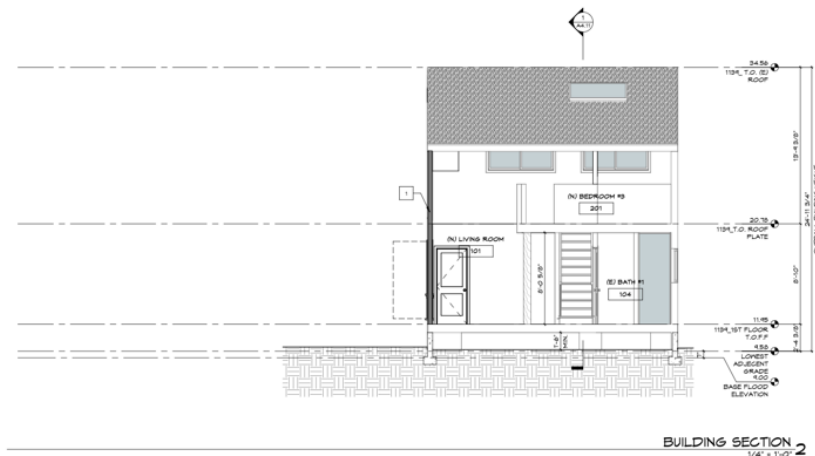
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CARILLO REMODEL
1137 39.06
VENICE, CA 90291

SHEET NAME
EXTERIOR ELEVATIONS

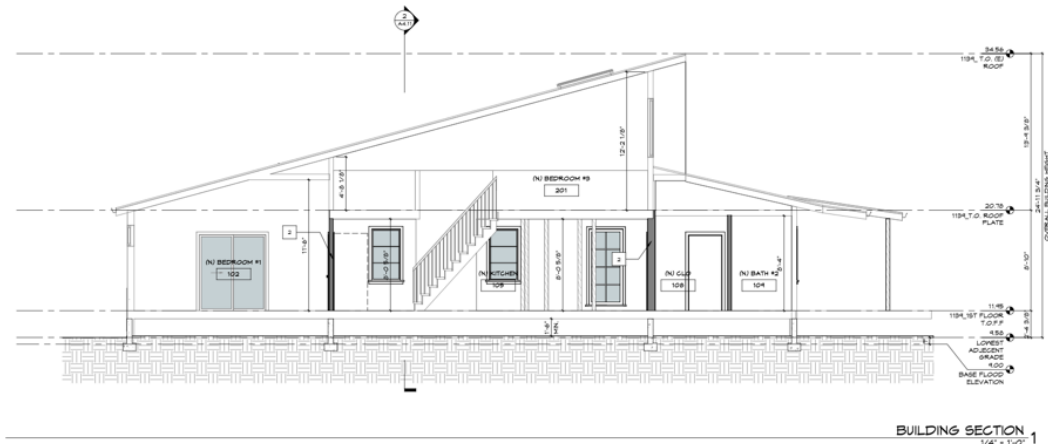
- LEGEND**
- (A) WINDOW SYMBOL (SEE SCHEDULE)
 - (DOOR) DOOR SYMBOL (SEE SCHEDULE)
 - (ELEVATION) ELEVATION SYMBOL
 - (DETAIL SECTION) DETAIL SECTION
 - (DETAIL SYMBOL) DETAIL SYMBOL
 - (SECTION SYMBOL) SECTION SYMBOL
 - (OBJECTS TO ALIGN) OBJECTS TO ALIGN
 - (DIMENSION LINE) DIMENSION LINE
 - (CENTER LINE) CENTER LINE
 - (INSULATION) INSULATION

DRAWING DATA
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ISSUE DATE: 03/20/24 10:54:54 AM
DRAWN BY: AS

SHEET NUMBER
A3.12



BUILDING SECTION 2
1/4" = 1'-0"



BUILDING SECTION 1
1/4" = 1'-0"

KEYNOTES

1. EXTERIOR WALL ASSEMBLY:
- STUCCO ON 3/8" MESH LATH OVER 60 MINUTE
BRANDS OF BUILDING PAPER
- ROOF WRAP
- POLYWOOD PER STRUCT. DRWG.
- ROOF STUDS PER STRUCT. DRWG.
- INSULATION R-19 PER TITLE 24
- PAINTED DRYWALL OR FINISH PER INTERIOR
DESIGNER
2. INTERIOR WALL ASSEMBLY:
- INTERIOR FINISH PER INTERIOR DESIGNER
- POLYWOOD PER STRUCT. DRWG.
- ROOF STUDS AS SHOWN ON ARCH. PLANS
PER STRUCT. DRWG. IF BEAMS OR
SHEAR
- INSULATION R-19 PER TITLE 24
- PAINTED DRYWALL OR INTERIOR FINISH PER
INTERIOR DESIGNER

LEGEND

- 1. RANDOM SYMBOL (SEE SCHEDULE)
- 2. DOOR SYMBOL (SEE SCHEDULE)
- 3. ELEVATION SYMBOL
- 4. DETAIL SECTION
- 5. DETAIL SYMBOL
- 6. SECTION SYMBOL
- 7. OBJECTS TO ALIGN
- 8. DIMENSION LINE
- 9. CENTER LINE
- 10. INSULATION

REVISION AND/OR ISSUE DATE
A PLANNING SUBMITTAL
03/10/2020



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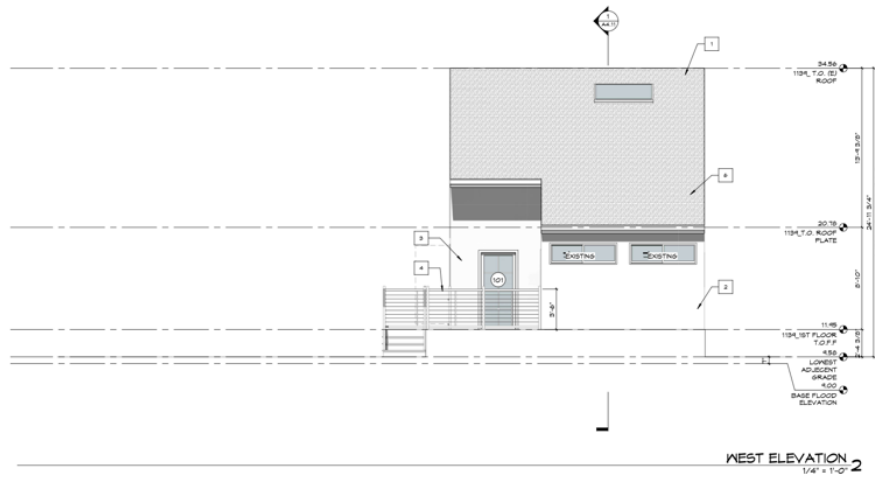
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ARCHITECTS

PROJECT TITLE AND ADDRESS
CABRILLO REMODEL
1139 CABRILLO AVE.
VENICE, CA 90291

SHEET NAME
BUILDING SECTIONS

DRAWING DATA
PROJECT NO.: 113739.26
ISSUE DATE: 4/30/2020 10:54:59 AM
DRAWN BY: AS

SHEET NUMBER
A4.11



- ROOF CONTANTED LANKHARK SOLARS
 GRANITE CC-63 10K-8891 SEE SPEC OR
 AD 15
 2 (E) WHITE SMOOTH STUCCO
 3 (N) WHITE SMOOTH STUCCO TO MATCH
 EXISTING
 4 (N) 42" HIGH GUARDRAIL
 5 (E) WINDOW TO REBANK
 6 (E) ROOF TO REBANK



ARCHITECT:
SAADAT ARCHITECTS
 877 HALLDALE AVE. #8
 WEST PALM BEACH, FL 33411
 (561) 835-1000

SAADAT
 ARCHITECTS

PROJECT TITLE AND ADDRESS:
CABRILLO REMODEL
 1139 CABRILLO AVE.
 VENICE, CA 90291

SHEET NAME

EXTERIOR ELEVATIONS

DRAWING DATA

PROJECT NO.: 1137.29.26
 ISSUE DATE: 4/22/2018 10:54:47 AM
 DRAWN BY: AS

SHEET NUMBER

A3.11

- LEGEND**
- (A) WINDOW SYMBOL (SEE SCHEDULE)
 - (DOOR) DOOR SYMBOL (SEE SCHEDULE)
 - (ELEVATION) ELEVATION SYMBOL
 - (DETAIL SECTION) DETAIL SECTION
 - (DETAIL SYMBOL) DETAIL SYMBOL
 - (SECTION SYMBOL) SECTION SYMBOL
 - (ALIGN) OBJECTS TO ALIGN
 - (DIMENSION LINE) DIMENSION LINE
 - (CENTER LINE) CENTER LINE
 - (INSULATION) INSULATION