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

November 5, 2026

City Case No: **DIR-2026-5250-MEL-HCA**

CEQA Case No: **N/A**

Related City Case No(s): N/A

Address of Project: 3906 Pacific Avenue (between Ironsides & Hurricane Streets)

Applicant/Property Owner:

Applicant's Representative: DU Architects (Design Unlimited) -

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
Other applicable City laws: ADU ordinance
Mello Act & Housing Crisis Act

Coastal Zone: Passed by Waiver

City Hearing: Approved without LUPC review

Email for City Planner: connie.Chauv@lacity.org

LUPC Staff assigned: David Turnbull (davidturnbull.lupc@gmail.com)

I. Detailed Project Description:

Addition of one attached ADU with roof deck access over existing parking, filling existing light well & conversion of portion of existing 3 dwelling unit property to 2 accessory dwelling units, including reclassification of one unpermitted unit UDU as a legal ADU.

II. Motion: (Formal note to VNC Board re approval process / LUPC oversight)

Moved:
Seconded:
Vote: X-X-X (X absent, X recused)

III. Pros & Cons of Project:

Positive aspects of project — generally attractive, enjoyable addition to the neighborhood but:

Negative aspects of project (unaddressed) — Roof access creates overlooking issue in a dense neighborhood. Parking and access is compromised as AB2097 is invoked, and existing parking is eliminated while the population of the building is increased.

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*

- Elimination / restructuring of existing parking seems problematic (see photos attached)

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.*

- Roof Access structure should be carefully designed to be sympathetic to surroundings – Note: overlooking issue for neighbors from new roof-deck inadequately addressed.

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.*

- Overall the addition is attractive but impacts access and parking in a problematic manner and would have benefitted from VNC LUPC review..

4. Protection of Special Coastal Communities

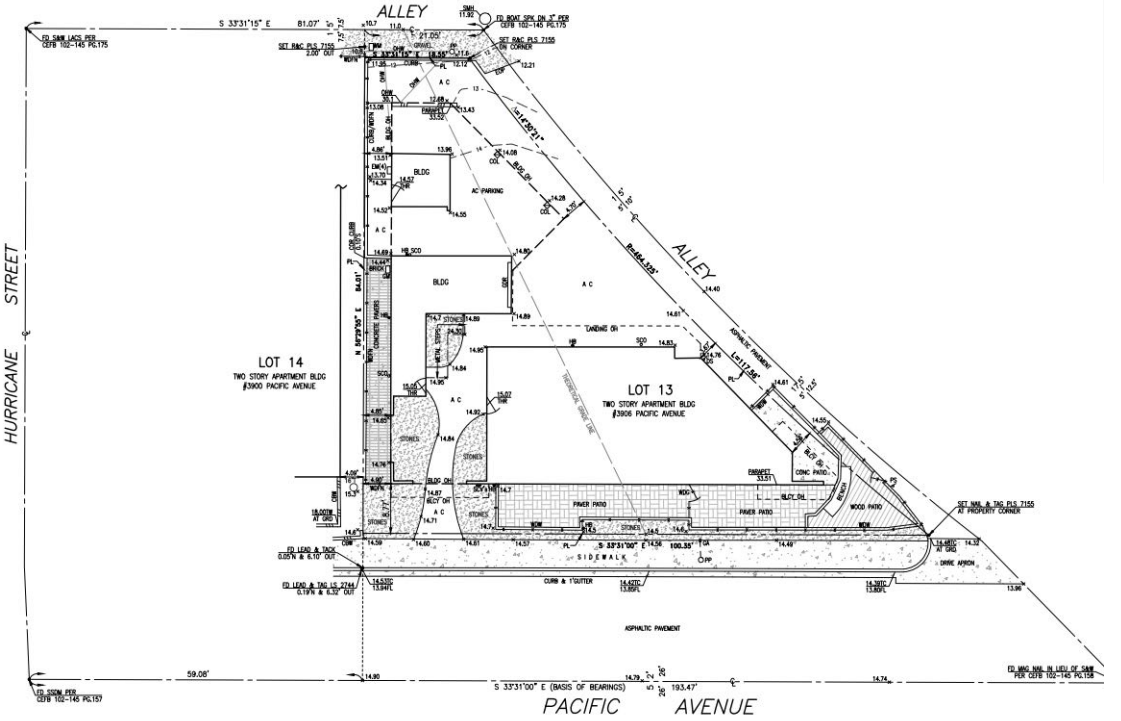
Coastal Act section 30253(e) states: *New development shall do all of the following…(e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.* (See above and photographs attached)

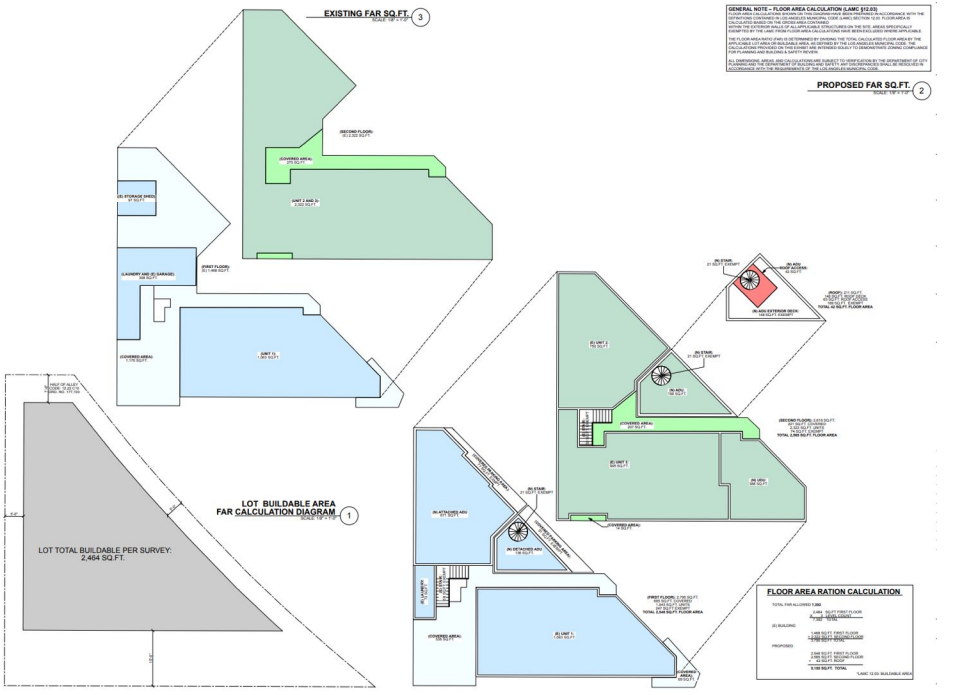
Photos of existing: (by LUPC Staff)

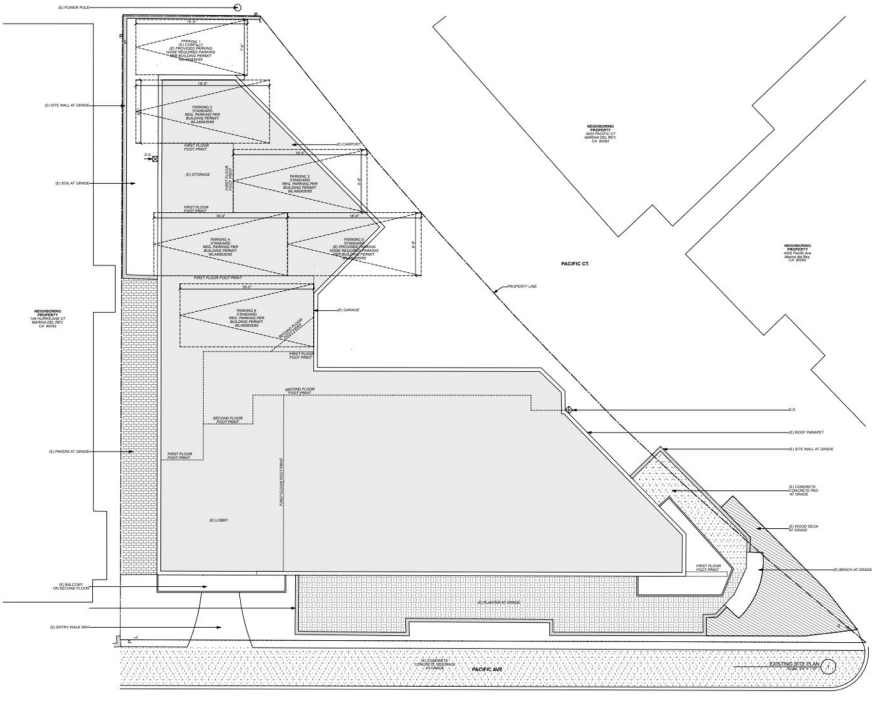


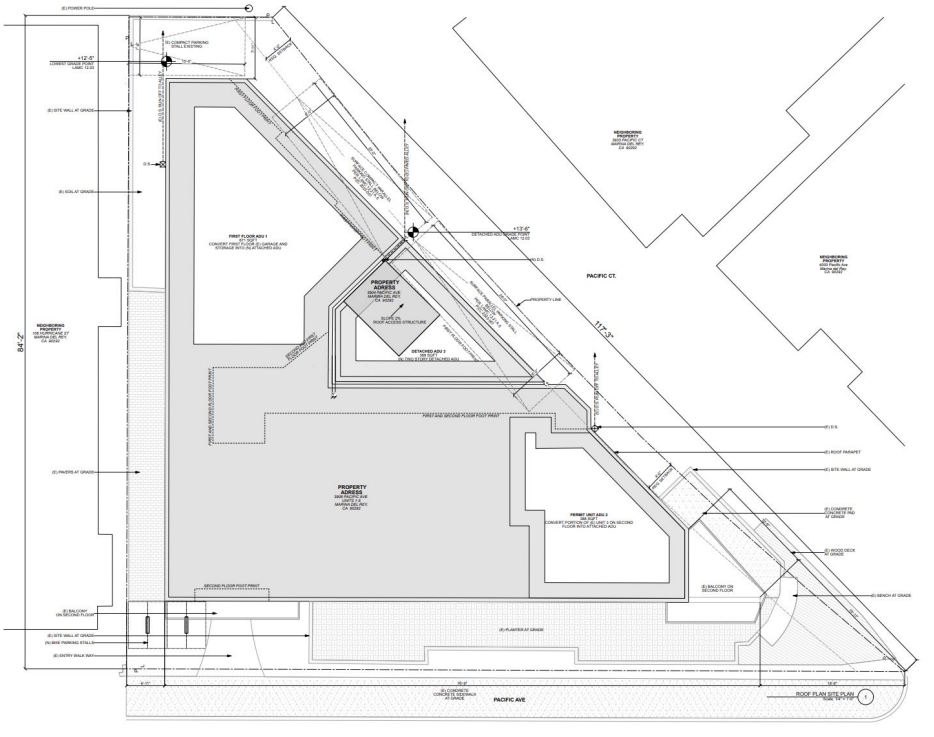


I. Existing Site Plan + diagrams of proposed attached ADU:

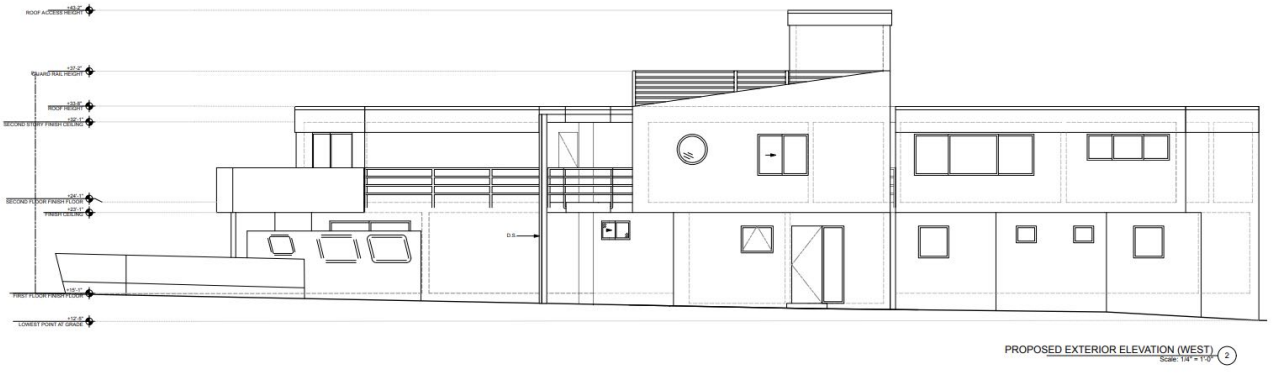




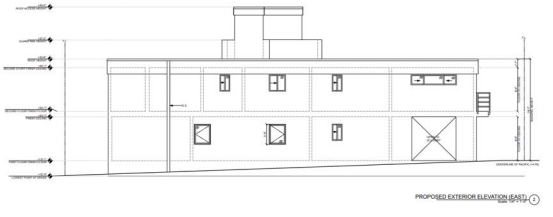


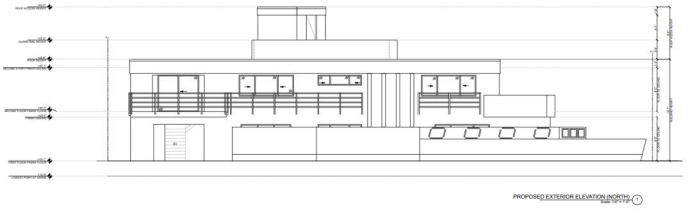


Plans above & on following page:

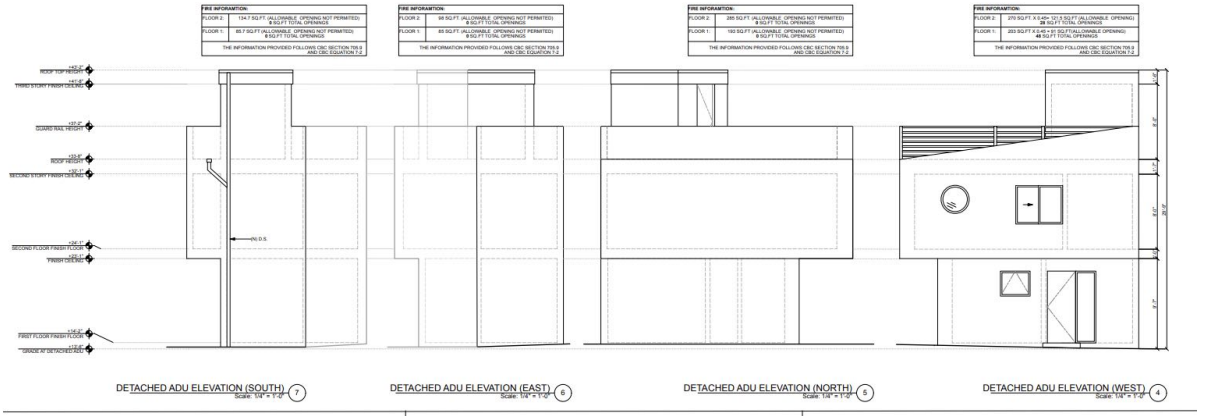


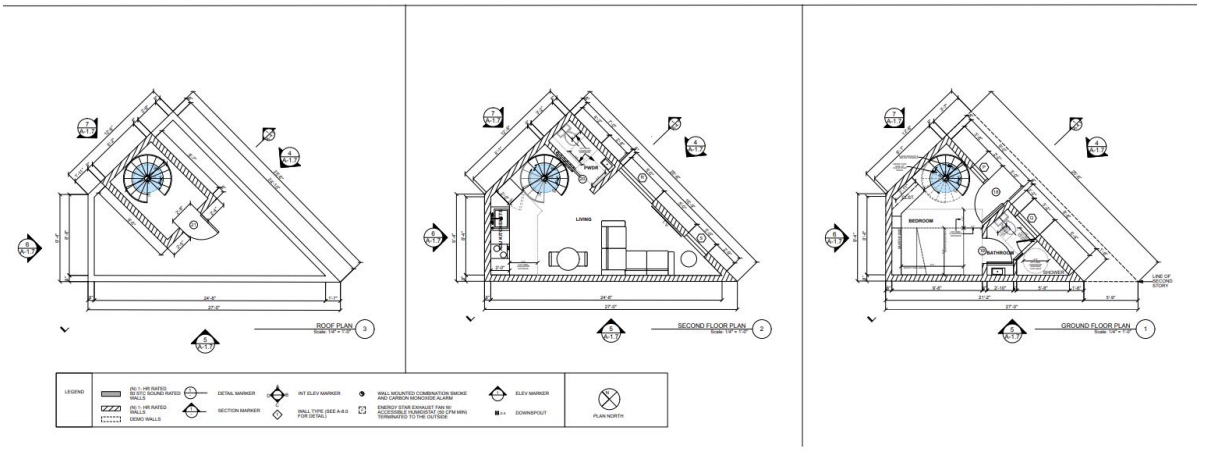


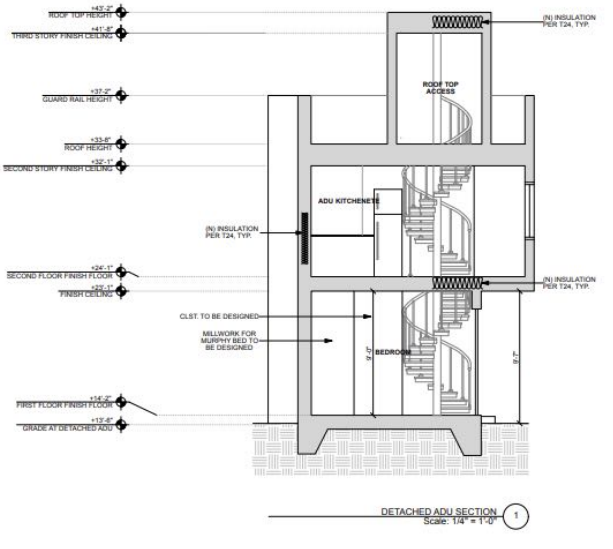




Elevations - above / Sections on following page::


DETACHED ADU ELEVATION (SOUTH) 7
DETACHED ADU ELEVATION (EAST) 6
DETACHED ADU ELEVATION (NORTH) 5
DETACHED ADU ELEVATION (WEST) 4


ROOF PLAN 3
SECOND FLOOR PLAN 2
GROUND FLOOR PLAN 1
LEGEND


ROOF TOP HEIGHT
THIRD STORY FINISH CEILING
GUARD RAIL HEIGHT
ROOF HEIGHT
SECOND STORY FINISH CEILING
SECOND FLOOR FINISH FLOOR
FINISH CEILING
FIRST FLOOR FINISH FLOOR
GRADE AT DETACHED ADU
(N) INSULATION PER T24, TYP.
ROOF TOP ACCESS
ADU KITCHENETTE
CLST. TO BE DESIGNED
MILLWORK FOR MURPHY BED TO BE DESIGNED
BEDROOM
DETACHED ADU SECTION 1