



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 | www.VeniceNC.org

Email: Chair-LUPC@VeniceNC.org



VNC | Land Use and Planning Committee

MINUTES

Thursday, October 23, 2025, 6 pm

1) **The meeting was called to order at 6:05 pm**

2) **In attendance:**

David Feige	<u> X </u>	Mark Mack, Chair	<u> X </u>	Robin Rudisill	<u> X </u>
Ted Henderson	<u> X </u>	Nicole Meyer	<u> X </u>	David Turnbull	<u> X </u>
Jenesa Kurland	<u> X </u>	Mehrnoosh Mojallali	<u> X </u>	Sarah Wauters	<u> X </u>

3) **Declaration of Conflicts of Interest or Ex-Parte Communications**

None

4) **Approval of Prior Meeting Minutes for October 9, 2025:**

The October 9, 2025 minutes were approved unanimously.

5) **Public Comment on Non-Agenda Items**

6) **Chair Update**

Next LUPC meetings are expected to be November 20 and December 18

7) **Pending city and state legislation**

SB 79 will take effect in 2026. The City is working on implementation issues.

8) **Review of new projects listed in the CNC City Planning Early Notification Reports since the last LUPC meeting**

The following cases for which further review is waived by LUPC will be forwarded to the VNC for its disposition:

2603 Abbot Kinney Blvd (DIR-2025-5570-CDP-MEL-HCA, ENV-2025-5337-CE; Convert existing garage to ADU and add 368 SF)

Projects needing further review/assignments:

2511 Pacific Ave – assigned to Robin Rudisill and Sarah Wauters

532 Santa Clara Ave – assigned to Mehrnoosh Mojallali and Ted Henderson

9) **Case Status & New Case Assignments** – roundtable

Cases for November LUPC meeting are expected to be:

100 Venice Way

1028 Pleasant View Ave

748 Flower Ave

1209 Preston Way

600 Venice Blvd/Paloma

1515 Abbot Kinney Blvd/The Brig

10) Outreach/Notice of LUPC and VNC hearings--Al Fresco, Residential/Housing, Commercial

The Outreach Committee can be a great asset. Erica Moore, VNC Outreach Chair, said that she has some budget to do door hangers and can also do flyers for her tabling. We can also use the VNC email list to promote specific case hearings. It is the applicant's duty to do outreach and we can ask them to volunteer to do mailings or deliver flyers but we cannot mandate it. We can also ask the applicant for a copy of their mailing labels and we can verify them and ask them to mail them out or deliver them. It was recommended to keep neighbor discussions in a controlled situation.

OLD BUSINESS

11) 305 Rose Ave (corner of Hampton) **POSTPONED**

12) 635 San Juan Ave (between 6th & 7th Aves)

DIR-2025-1995-CDP-MEL-HCA; ENV-2025-1997-CE; ADM-2025-1996-ADU-VSO

Case on hold

Planner: Luis.C.Lopez@lacity.org

6-unit multi-residential apartment building – 3 affordable units & 3 ADUs

Sarah Wauters & Robin Rudisill, LUPC Staff

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-1995-CDP-MEL-HCA>

Motion:

The Venice Neighborhood Council recommends the City's approval of the project at 635 San Juan Ave, as presented in the plans and renderings included in the Final LUPC Staff Report, including the following modifications:

- 1. Install native plantings that support birds and pollinators and allow residents and neighbors more access to nature.**
- 2. Restore an open soil parkway where presently a concrete curb cut and driveway exist.**
- 3. Incorporate native parkway, front yard, and middle yard plantings.**
- 4. Incorporate LUPC-recommended board and batten siding and lighter color treatments to reflect the architecture of and colors in the neighborhood.**
- 5. Enhance aesthetic quality by referencing neighborhood and community architectural details.**

6. Add a varied roofline--defined in the certified Land Use Plan as any roof which has a slope in excess of 2 inches to 12 inches, including but not limited to a sloped, curved, or stepped back roofline--similar to the character of the street.

Moved: Sarah

Seconded: Jen

9-0-0 (0 absent, 0 recused)

NEW BUSINESS

None

13) The meeting was adjourned at 8:26 pm