



# Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 | [www.VeniceNC.org](http://www.VeniceNC.org)

Email: [Chair-LUPC@VeniceNC.org](mailto:Chair-LUPC@VeniceNC.org)



## VNC | Land Use and Planning Committee

### AGENDA

**updated for Item 10 project description & postponement of Items 12 & 13**

**6 p.m.**

**Thursday, December 4, 2025**

This meeting will be conducted entirely with a call-in option or Internet-based service option, in conformance with the Ralph M. Brown Act, California Code Section 54953.8, and City of L.A. Council File 23-114, adopted on November 1, 2023.

See also **SB 411 UPDATES** at end of agenda.

You are invited to a Zoom webinar!

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/81189615901>

Phone one-tap:

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Join via audio:

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Webinar ID: 811 8961 5901, International numbers available: <https://us02web.zoom.us/j/81189615901>

**Alternatively, you may submit your public comment via email in advance to the Committee at [LUPC@VeniceNC.org](mailto:LUPC@VeniceNC.org). Participation is open to all Stakeholders of the Venice Neighborhood Council. All items are available for discussion and possible Motion, except there will be no individual LUPC hearing for the cases listed in the CNC City Planning Early Notification Reports since the last LUPC meeting (see Addendum).**

#### 1) Call to Order

#### 2) Roll Call

|                |       |                     |       |                |       |
|----------------|-------|---------------------|-------|----------------|-------|
| David Feige    | _____ | Mark Mack, Chair    | _____ | Robin Rudisill | _____ |
| Ted Henderson  | _____ | Nicole Meyer        | _____ | David Turnbull | _____ |
| Jenesa Kurland | _____ | Mehrnoosh Mojallali | _____ | Sarah Wauters  | _____ |

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

#### 4) Approval of Prior Meeting Minutes for October 23, 2025

<https://www.venicenc.org/assets/documents/5/meeting69193bdb821ff.pdf>

#### 5) Public Comment on Non-Agenda Items (10 minute limit)

#### 6) Pending city and state legislation

#### 7) Review of new projects listed in the CNC City Planning Early Notification Reports since the last LUPC meeting: See Appendix.

8) **Chair Update, Case Status & New Case Assignments**--roundtable

**OLD BUSINESS**

None

**NEW BUSINESS**

9) **1515 Abbot Kinney Blvd/The Brig**

DIR-2025-2993-CDP; ENV-2025-2994-CE

Case NOT on hold

Planner: Luis.C.Lopez@lacity.org

Hearing Date: not yet scheduled

Project description: Conversion of parking lot with temporary outdoor dining to permanent outdoor dining area with 73 (129 per applicant, 267+ per LUPC Staff) seats & tenant improvements for interior addition of 2<sup>nd</sup> floor restroom.

Size of Proposed Al Fresco Area: 3,641 SF per applicant (5,448 SF per LUPC Staff)

Current Interior Seats: 73

Proposed Additional Al Fresco Seats: 129 per applicant (267+ per LUPC Staff)

New Total # of Seats: 202 per applicant (340+ per LUPC Staff)

Capacity Increase: 177% per applicant (366% per LUPC Staff)

Parking spaces eliminated: 15

David Feige, LUPC Staff

**<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-2993-CDP>**

10) **1410-1414-1422 Main St**

CPC-2021-2020-DB-CDP-SPPC-MEL-HCA; ENV-2021-2021-EAF

Case NOT on hold

Planner: Sienna.Kuo@lacity.org

**Hearing Date: December 10, 2025, 1 pm**

Project Description:

Original (2021): Demo of 2 SFD on 3 lots to construct a 3-story mixed-use building.

Updated (current): Demolition of 2 single-family dwellings, and the construction of a 26,845 SF, 5-story mixed-use building on 3 lots, consisting of 19 residential units, of which 4 residential units will be set aside for Very Low Income (VLI) Households; 6,152 SF of restaurant uses including 3,177 SF of indoor dining Service Floor Area and 467 SF of outdoor dining Service Floor Area; 656 SF of office uses and a roof deck with a solar trellis and a roof access structure, providing 28 parking spaces within a one level subterranean garage.

Robin Rudisill & Mark Mack, LUPC Staff

**<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/CPC-2021-2020-DB-CDP-SPPC-MEL-HCA>**

11) **708 Sunset Ave**

DIR-2025-4468-CDP-MEL; ADM-2025-1185-VSO-ADU; ENV-2025-4469-CE

Case on hold

Planner: Michelle Gallarza@lacity.org

Hearing Date: not yet scheduled

Project Description: Conversion of a recreation room into an ADU, addition of a 2<sup>nd</sup> floor bedroom and bathroom, 1<sup>st</sup> floor kitchen extension & bathroom addition, & removal of trellis & storage shed at rear.

Nicole Meyer & David Turnbull, LUPC Staff

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-4468-CDP-MEL>

**12) 670 Westminster Ave--POSTPONED**

DIR-2025-4836-CDP-MEL; ADM-2025-4838-VSO-ADU; ENV-2025-4837-CE

Case on hold

Planner: [Sienna.Kuo@lacity.org](mailto:Sienna.Kuo@lacity.org)

Hearing Date: not yet scheduled

Project Description: Conversion of a 460 SF garage into an ADU

Nicole Meyer & David Turnbull, LUPC Staff

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-4836-CDP-MEL>

**13) 2 Catamaran St--POSTPONED**

DIR-2025-4908-CDP-SPPC-MEL; AA-2025-4907-PM-CC; ENV-2025-4909-CE

Case on hold

Planner: [Sienna.Kuo@lacity.org](mailto:Sienna.Kuo@lacity.org)

Hearing Date: not yet scheduled

Project Description: Preliminary parcel map to convert a 3-unit apartment building with 14 parking spaces into a 3-unit condominium building with 14 parking spaces.

Jenessa Kurland, LUPC Staff

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-4908-CDP-SPPC-MEL>

**14) 1028 Pleasant View Ave**

DIR-2025-2776-CDP-MEL; ADM-2025-2777-VSO-ADU; ENV-2025-2778-CE

Case NOT on hold

Planner: [Luis.C.Lopez@lacity.org](mailto:Luis.C.Lopez@lacity.org)

Hearing Date: August 4, 2025

Project Description: Convert mezzanine and portion of garage into 917 SF ADU with roof-top deck.

Mehrnoosh Mojallali, LUPC Staff

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-2776-CDP-MEL>

**15) Adjournment**

**APPENDIX**

Note: there will not be a LUPC hearing on the individual projects listed below. There will *only* be a discussion on whether additional review by LUPC and the Board will be waived. If not waived, the project will be assigned and reviewed by LUPC.

- a. Projects for which additional review is waived will be forwarded to the VNC for their review. As per the VNC Standing Rules (6-18-24), those projects for which additional review is waived will appear on the next VNC Board Agenda under the Agenda Item title "Projects for which VNC Recommendation is Waived, Without

Prejudice.” The Board can vote to approve the list or approve a modified list and send any one of the projects listed back to LUPC for review and a public hearing. The following cases for which further review is waived by LUPC will be forwarded to the VNC for its disposition:

None

b. Projects needing further review/assignments:

None

### **NEW PROJECTS FROM CNC REPORTS SINCE LAST MEETING:**

#### **November 1, 2025 CNC report:**

**1141 Harrison Ave** (DIR-2025-5824-CDP-MEL-HCA, ADM-2025-5826-VSO-ADU, ENV-2025-5825-CE; Remodel & addition to existing duplex as well as garage conversion for new ADU) **ASSIGNED TO NICOLE MEYER & DAVID TURNBULL**  
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-5824-CDP-MEL-HCA>

**3000 Beach Ave** (DIR-2025-5967-MEL, ADM-2025-4901-CEX; Remodel existing SFD, convert existing attached garage to junior ADU per GCS 66323(a)(1) & 66333) **ASSIGNED TO NICOLE MEYER & DAVID TURNBULL**  
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-5967-MEL>

**19 Sunset Ave** (DIR-2025-5972-SPPC, ENV-2025-5973-CE; remodel existing apartment to demo 2 balconies, replace 2 sliding doors with new windows, replace guardrail on 1 balcony) **ASSIGNED TO MEHRNOOSH MOJALLALI**  
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-5972-SPPC>

**20 Privateer Street** (DIR-2025-5994-MEL-HCA, ADM-2025-5996-VSO-ADU, ENV-2025-5995-CE; new ADU within existing building) **ASSIGNED TO NICOLE MEYER & DAVID TURNBULL**  
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-5994-MEL-HCA>

#### **November 16, 2025 CNC report:**

**2524 Pacific Ave** (ZA-2025-6131-CDP-SPPC-ZV, ENV-2025-6132-CE; Change of use from existing deli/market to a deli/market/cafe and restaurant containing 1,010 square feet of service floor area and 184 square feet of retail space) **ASSIGNED TO ROBIN RUDISILL**  
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2025-6131-CDP-SPPC-ZV>

**22 27<sup>TH</sup> Ave** (DIR-2025-6163-CDP-SPPC, ENV-2025-6164-CE; Major remodel & addition) **ASSIGNED TO MEHRNOOSH MOJALLALI & ROBIN RUDISILL**  
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-6163-CDP-SPPC>

**643 Indiana Ave** (DIR-2025-6195-MEL-HCA, ADM-2025-6395-CEX, ENV-2025-6197-CE; Convert existing attached 204.4 SF garage to a 3<sup>rd</sup> bedroom & a 2<sup>nd</sup> bathroom [Or SFD garage conversion to

bedroom & patio conversion to ADU?]) **ASSIGNED TO NICOLE MEYER & DAVID TURNBULL**  
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-6195-MEL-HCA>

**433 Howland Canal** (DIR-2025-6305-SPPC-CDP-MEL, ENV-2025-6306-CE; Demolition of a SFD & construction of a 2,759 SF, 2-story, SFD with roof deck) **ASSIGNED TO JENESSA KURLAND**  
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-6305-SPPC-CDP-MEL-HCA>

**2413 Abbot Kinney Blvd** (DIR-2025-6361-MEL-HCA; Mello Act review to convert existing attached garage to ADU [Needs CDP?]) **ASSIGNED TO NICOLE MEYER & DAVID TURNBULL**  
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-6361-MEL-HCA>

**SB 411 UPDATES** -- In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

(C) The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time.

(D) Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(E) (i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph (D), to provide public comment until that timed public comment period has elapsed.

(ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.

(iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

**PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS** – The public is permitted to address the assembly on any agenda item before action is taken on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the assembly's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the assembly is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future meeting. Public comment may be limited to a fixed time per speaker or a limited number of speakers by the presiding officer of the assembly. Those wishing to make comment, but not wanting to speak publicly, may submit written communications to the Board.

**THE AMERICANS WITH DISABILITIES ACT** – As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email:

[NCSupport@lacity.org](mailto:NCSupport@lacity.org).

**PUBLIC POSTING OF AGENDAS** – Neighborhood Council agendas are posted for public review as follows: **Beyond Baroque, 681 Venice Boulevard, CA 90291**, and on the website at <http://www.VeniceNC.org> | You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at: <https://www.lacity.org/government/subscribe-agendasnotifications/neighborhood-councils>

**NOTICE TO PAID REPRESENTATIVES** – If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§48.01 et seq. More information is available at [ethics.lacity.org/lobbying](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org)

**PUBLIC ACCESS OF RECORDS** – In compliance with government code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: <http://www.VeniceNC.org> or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact [Secretary@VeniceNC.org](mailto:Secretary@VeniceNC.org).  
**Reconsideration and Grievance Process** – For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any

other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website [www.VeniceNC.org](http://www.VeniceNC.org).

**RECONSIDERATION AND GRIEVANCE PROCESS** – For information on the VNC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the VNC Bylaws. The Bylaws are available at our Board meetings and our website [www.VeniceNC.org](http://www.VeniceNC.org).

**STATE OF CALIFORNIA PENAL CODE SECTION 403** (Amended by Stats. 1994, Ch. 923, Sec. 159. Effective January 1, 1995.) – Every person who, without authority of law, willfully disturbs or breaks up any assembly or meeting that is not unlawful in its character, other than an assembly or meeting referred to in Section 302 of the Penal Code or Section 18340 of the Elections Code, is guilty of a misdemeanor.

**SERVICIOS DE TRADUCCION** – Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Secretaria, VNC, por correo electrónico [Board@VeniceNC.org](mailto:Board@VeniceNC.org) para avisar al Concejo Vecinal.

For more information, please visit the VNC website at <http://www.VeniceNC.org>