



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

AGENDA

6 p.m.

Thursday, December 18, 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!

When: Dec 18, 2025 06:00 PM Pacific Time (US and Canada)

Topic: VNC LUPC

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/87393612415>

Phone one-tap: +17193594580,,87393612415# US, +12532050468,,87393612415# US

Join via audio: +1 719 359 4580 US, +1 253 205 0468 US, +1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), +1 669 444 9171 US, +1 669 900 6833 US (San Jose), +1 305 224 1968 US, +1 309 205 3325 US, +1 312 626 6799 US, Chicago), +1 360 209 5623 US, +1 386 347 5053 US, +1 507 473 4847 US, +1 564 217 2000 US, +1 646 931 3860 US, +1 689 278 1000 US, +1 929 205 6099 US (New York), +1 301 715 8592 US (Washington DC), 833 548 0282 US Toll Free, 877 853 5257 US Toll Free, 888 475 4499 US Toll Free, 833 548 0276 US Toll Free, Webinar ID: 873 9361 2415, International numbers, available: <https://us02web.zoom.us/j/87393612415>

Alternatively, you may submit your public comment via email in advance to the Committee at 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	_____
		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 December 4, 2025

<https://www.venicenc.org/assets/documents/5/meeting69328b26a9018.pdf>

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

6) Pending city and state legislation – status of SB 79

7) Chair Update, Case Status & New Case Assignments--roundtable

8) 100 Venice Way

ZA-2024-4416-CU2-CDP; ADM-2024-4418-VSO; ENV-2024-4417-CE

Case NOT on hold

Planner: Luis.C.Lopez@lacity.org

City Hearing Date: not yet scheduled

Project Description: Valet serviced public parking

Mehrnoosh Mojallali, LUPC Staff

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2024-4416-CU2-CDP>

9) 17-21 Jib St

CPC-2025-1561-DB-CU2-CDP-MEL-SPPC-HCA; ENV-2025-1562-EAF

Case NOT on hold

Planner: Michelle.Gallarza@lacity.org

City Hearing Date: not yet scheduled

Project Description: Demolition of residential improvements on two walk street lots: 4225-011-009 (after the fact approval of demo of SFD) & 4225-011-011 (5-unit residential structure), and construction of a 5-story, 59', 25-unit residential structure, including 5 units reserved for Very Low Income (VLI) households, & 1 unit reserved for Lower Income (LI) households, with Density Bonus incentives and waivers.

David Turnbull & Robin Rudisill, LUPC Staff

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/CPC-2025-1561-DB-CU2-CDP-MEL-SPPC-HCA>

10) 27 Ketch

APCW-2025-4650-CDP-SPPC-SPPE; ENV-2025-4651-CE

Case on hold

Planner: Luis.C.Lopez@lacity.org

City Hearing Date: not yet scheduled

Project Description: Addition of a roof deck to an existing condominium unit

Nicole Meyer, LUPC Staff

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/APCW-2025-4650-CDP-SPPC-SPPE>

11) 2 Catamaran St

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

Case on hold

Planner: Sienna.Kuo@lacity.org

City 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>

12) 670-672 Westminster Ave

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

Case on hold

Planner: Sienna.Kuo@lacity.org

City Hearing Date: not yet scheduled

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

David Turnbull, LUPC Staff

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

13) 1209 Preston Way

AA-2025-5122-VPM (vesting parcel map)-SH (starter homes)-HCA

Case on hold

Planner: Luis.C.Lopez@lacity.org

City Hearing Date: not yet scheduled

Project Description: Subdivision into 4 fee simple parcels per Senate Bill 1123

Mark Mack, LUPC Staff

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/AA-2025-5122-VPM-SH-HCA>

14) 325 Brooks Ave

DIR-2025-5126-CDP-MEL-HCA; ADM-2025-5127-VSO-ADU; ENV-2025-5128-CE

Case on hold

Planner: Michelle.Gallarza@lacity.org

City Hearing Date: not yet scheduled

Project Description: Conversion of detached garage into ADU with 2nd story addition

David Turnbull, LUPC Staff

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-5126-CDP-MEL-HCA>

15) 3116 Stanford Ave

DIR-2025-5335-CDP-MEL-HCA; ADM-2025-5336-VSO-ADU; ENV-2025-5337-CE

Case on hold

Planner: Michelle.Gallarza@lacity.org

City Hearing Date: not yet scheduled

Project Description: Conversion of existing garage to ADU & storage addition

David Turnbull, LUPC Staff

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-5335-CDP-MEL-HCA>

16) Review of new projects listed in the CNC City Planning Early Notification Reports since the last LUPC meeting: See APPENDIX for projects proposed to be waived and new projects in the CNC report since last meeting.

17) 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 VNC 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.

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
<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
<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
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-5994-MEL-HCA>

643 Indiana Ave DIR-2025-6195-MEL-HCA, ADM-2025-6395-CEX, ENV-2025-6197-CE; Convert existing attached 204.4 SF garage to 3rd bedroom & 2nd bathroom [Or SFD garage conversion to bedroom & patio conversion to ADU?]
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-6195-MEL-HCA>

2413 Abbot Kinney Blvd DIR-2025-6361-MEL-HCA; Mello Act review to convert existing attached garage to ADU [Needs CDP?]
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-6361-MEL-HCA>

- b. Projects proposed for further review/assignments:

See proposed assignments below.

NEW PROJECTS FROM CNC REPORTS SINCE LAST MEETING:

December 14, 2025 CNC report:

806 Marco Place DIR-2025-6591-CDP-SPPC-MEL-HCA, ADM-2025-6592-VSO, ENV-2025-6593-CE; Demo of existing 2,356 SF SFD & construction of 3,277 SF SFD with basement; **ASSIGNED TO SARAH WAUTERS**
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-6591-CDP-SPPC-MEL-HCA>

657 Flower Ave AA-2017-3905-PMLA-SL-M1; Request for Parcel Map Modifications (Auth: 17.53 D, Proc: 13B.7.5.D): (1) for BOE conditions section 7.b on page 2 & (2) DCP small lot conditions section S-3(i)b; **ASSIGNED TO MARK MACK**
<https://planning.lacity.gov/pdiscaseinfo/search/casenumber/AA-2017-3905-PMLA-SL-M1>

20 17th Ave DIR-2025-6797-CDP-MEL-HCA, AA-2025-6796-PM-CC; conversion of an existing 2,488 SF duplex that includes two guest rooms to two new condominium dwelling units, an ADU, and a single guest room; **ASSIGNED TO ROBIN RUDISILL**
<https://planning.lacity.gov/pdiscaseinfo/search/casenumber/DIR-2025-6797-CDP-MEL-HCA>

1231 Abbot Kinney Blvd DIR-2025-6810-CDP-SPPC-ADJ-MEL, ENV-2025-6811-CE; Demo of existing SFD & detached garage & construction of 2-story mixed use building with ground floor commercial and live/work unit on 2nd floor; **ASSIGNED TO ROBIN RUDISILL**
<https://planning.lacity.gov/pdiscaseinfo/search/casenumber/DIR-2025-6810-CDP-SPPC-ADJ-MEL>

2454 Lincoln Blvd DIR-2025-6828-CDO, ENV-2025-6829-CE; renovation of existing car wash to include exterior façade, interior tenant improvements, as well as site & site layout improvements including signage modifications; **ASSIGNED TO NICOLE MEYER**
<https://planning.lacity.gov/pdiscaseinfo/search/casenumber/DIR-2025-6828-CDO>

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.

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. For assistance, please contact the Ethics Commission at (213) 978-1960 or 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.
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.

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.

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 para avisar al Concejo Vecinal.

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