



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

6 p.m.

Thursday, December 18, 2025

- 1) **The meeting was called to order at 6:03 pm**
- 2) **Roll Call**
In attendance:
Jenesa Kurland
Mark Mack, Chair
Nicole Meyer
Mehrnoosh Mojallali
Robin Rudisll
David Turnbull
Sarah Wauters

Absent:
David Feige
- 3) **Declaration of Conflicts of Interest or Ex-Parte Communications**
None
- 4) **The Prior Meeting Minutes for December 4, 2025 were approved unanimously**
- 5) **Public Comment on Non-Agenda Items** (10 minute limit)
- 6) **Pending city and state legislation** – a status report on SB 79 was provided. The law takes effect in July 2026. The City's approach will be recommended by City Planning and decided by City Council in January.
- 7) **Chair Update, Case Status & New Case Assignments** – roundtable
An event will be held on January 15th to discuss density in Venice.
- 8) **100 Venice Way--POSTPONED**
ZA-2024-4416-CU2-CDP; ADM-2024-4418-VSO; ENV-2024-4417-CE
Case NOT on hold
Planner: Luis.C.Lopez@lacity.org
Cty Hearing Date: not yet scheduled
Project Description: Valet serviced public parking
Mehrnoosh Mojallali, LUPC Staff
<https://planning.lacity.gov/pdiscaseinfo/search/casenumber/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>

Motion:

The Venice Neighborhood Council opposes the City's approval of the project at 17-21 Jib Street and recommends that the project be denied in its current form for failure to comply with the State Density Bonus Law, the Coastal Act, the certified Venice Land Use Plan, and the Venice Coastal Zone Specific Plan.

The VNC further recommends that any revised project at this site:

- 1) Comply with the 28 foot height limit for structures on walk streets in the Marina Peninsula Subarea of the Venice Coastal Zone;**
- 2) Provide substantially more on-site parking to protect coastal access and neighborhood livability;**
- 3) Respect the scale, massing, and character of the historic Venice walk streets that have been recognized in the LUP as a highly scenic coastal area and key element of Venice's designation as a Special Coastal Community; and**
- 4) Demonstrate that any Density Bonus incentives and waivers are the minimum necessary to physically accommodate the affordable units, in a manner that is fully consistent with Government Code §65915(m) and the Coastal Act.**

Moved by: David Turnbull

Seconded by: Robin Rudisill

Vote: 5-0-2 (1 absent, 1 position open)

10) 27 Ketch--POSTPONED

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--POSTPONED

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--POSTPONED

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--POSTPONED

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>

Motion:

The Venice Neighborhood Council recommends approval of the project at 325 Brooks Ave, for the conversion of an existing detached garage into a two story ADU + garage, facing Indiana Court, establishing a street face, contributing to the character of the alley, and a gentle density up-lift consistent with long term goals set out in the Venice Community Plan and certified Venice Land Use Plan, conditioned on the applicant

conforming with the relevant Home Sharing Ordinance and not offering this unit as a short-term rental.

Moved: David Turnbull

Seconded: Sarah Wauters

Vote: 7-0-0 (1 absent, 1 position open)

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>

Motion:

The Venice Neighborhood Council recommends approval of this application for 3116 Stanford Ave for the improvement of an existing garage conversion to an ADU, and the removal of unpermitted earlier modifications, and supports the efforts made by the owner and their architect to legitimize the use of the former garage and make sensitive adjustments to the window placement and doors.

Moved: David Turnbull

Seconded: Robin Rudisill

Vote: 7-0-0 (1 absent, 1 position open)

- 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) The meeting was adjourned at 9:11 pm.**

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.

The committee agreed that the following cases will be proposed to the VNC Board as cases to be waived, with each one to have a designated committee member provide a written description re. why the case is being proposed to be waived. Each item will appear on the VNC Board Consent Calendar individually:

Nicole to provide explanation:

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>

Sarah to provide explanation:

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>

David T. to provide explanation:

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>

Sarah to provide explanation:

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>

Mehrnoosh to provide explanation:

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 ROBIN RUDISILL**
<https://planning.lacity.gov/pdiscaseinfo/search/casenum/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/casenum/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 MARK MACK**
<https://planning.lacity.gov/pdiscaseinfo/search/casenum/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/casenum/DIR-2025-6828-CDO>