



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

Thursday, January 29, 2026

6 PM

IN CONFORMITY WITH THE JANUARY 1, 2026 ENACTMENT OF CALIFORNIA SENATE BILL 707 (DURAZO) AND LA CITY COUNCIL FILE 23-1114, THE VENICE NEIGHBORHOOD COUNCIL LUPC MEETING WILL BE CONDUCTED VIRTUALLY. SEE ALSO SB 707 INFORMATION AT THE END OF THE AGENDA.

Zoom Meeting Online

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/82348642734>

Webinar ID: 823 4864 2734

Or join by telephone: Phone one-tap: +16694449171,,82348642734# US

+16699006833,,82348642734# US (San Jose)

Then enter this Webinar ID: 823 4864 2734 and Press # to join the meeting.

When prompted by the presiding officer to provide public input you will be requested to dial *9 or use the Raise Hand option, to address the committee on any agenda item before the committee takes an action on the item. Comments from the public on agenda items will be heard only when the respective item is being considered.

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Secretary@VeniceNC.org al o por correo electrónico www.venicenc.org para avisar al Concejo Vecinal.

You may also submit your public comment via email in advance to the LUPC 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 hearing for the cases listed as new projects from the CNC City Planning Early Notification Reports since the last LUPC meeting (see Appendix).

1) Call to Order

2) Roll Call

Mark Mack, Chair	_____	Mehrnoosh Mojallali	_____	Gabriel Ruspini	_____
David Feige	_____	Nicole Meyer	_____	David Turnbull	_____
Jenesa Kurland	_____	Robin Rudisill	_____	Sarah Wauters	_____

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

4) Approval of Prior Meeting Minutes for December 18, 2025

<https://www.venicenc.org/assets/documents/5/meeting6945fb3603e7a.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) **Neighborhood Outreach door hangers--status**
- 9) **Chair Update, Case Status & New Case Assignments--roundtable**
- 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/casenumber/APCW-2025-4650-CDP-SPPC-SPPE>
- 11) **670-672 Westminster Ave**
DIR-2025-4836-CDP-MEL, ADM-2025-4838-VSO-ADU, ENV-2025-4837-CE updated to ADM-2025-4838-VSO-ADU, DIR-2025-4836-MEL, ENV-2025-4837-CE (CDP eliminated)
Case on hold
Planner: Michelle.Gallarza@lacity.org
City Hearing Date: none required?
Project Description: Conversion of a 460 SF garage into an ADU
David Turnbull, LUPC Staff
<https://planning.lacity.gov/pdiscaseinfo/search/casenumber/DIR-2025-4836-CDP-MEL>
- 12) **606 Venice Blvd**
APCW-2025-4181-CDP-SPPE-SPPC, ENV-2025-4182-CE
Case on hold
Planner: Luis.C.Lopez@lacity.org
City Hearing Date: not yet scheduled
Project Description: Change of use & tenant improvements from existing office, light manufacturing, retail sales, and restaurant to a shopping center including retail, fitness, & sit-down/take-out restaurants
Jenesa Kurland, LUPC Staff
<https://planning.lacity.gov/pdiscaseinfo/search/casenumber/APCW-2025-4181-CDP-SPPE-SPPC>
- 13) **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

David Feige, LUPC Staff

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

14) Adjournment

APPENDIX

Note: there will not be a 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:

28 26th Ave

672-672 ½ Indiana Ave

202 Rennie Ave

b. Projects needing further review/assignments:

none

NEW PROJECTS FROM CNC REPORT SINCE LAST MEETING:

December 27, 2025 CNC report:

28 26th Ave DIR-2025-6968-SPPC, ENV-2025-6969-CE; Rear yard, 2nd floor 159 SF addition & interior remodel; **WAIVE FURTHER REVIEW**

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-6968-SPPC>

January 10, 2026 CNC report:

2429 Eastern Court DIR-2025-7175-CDP, ADM-2025-7176-VSO, ENV-2025-7177-CE; 710 SF addition to existing SFD, including a renovated kitchen, dining, living room & addition of second floor bedroom suite; **ASSIGNED TO MEHRNOOSH MOJALLALI**

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-7175-CDP>

1219 Abbot Kinney Blvd DIR-2026-21-CDP-ADJ-MEL-SPPC, ENV-2026-22-CE; Demo of existing SFD & commercial building & construction of a new mixed use building with a live-work unit above ground floor commercial retail; **ASSIGNED TO MARK MACK**
<https://planning.lacity.gov/pdiscaseinfo/search/casenumber/DIR-2026-21-CDP-ADJ-MEL-SPPC>

672-672 ½ Indiana Ave DIR-2026-102-MEL-HCA, DIR-2026-101-MEL; Stand-alone Mello Act Review for conversion of an existing accessory living quarters to an ADU by adding a full kitchen; **WAIVE FURTHER REVIEW**
<https://planning.lacity.gov/pdiscaseinfo/search/casenumber/DIR-2026-102-MEL-HCA>

January 24, 2026 CNC report:

202 Rennie Ave DIR-2026-168-MEL; ADU garage conversion; **WAIVE FURTHER REVIEW**
<https://planning.lacity.gov/pdiscaseinfo/search/casenumber/DIR-2026-168-MEL>

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SB 707 UPDATES -- Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board 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 Board meeting. Public comment is limited to number of minutes shown on the agenda, unless adjusted by the presiding officer of the Committee.

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. California Government Code Section 54953.8(b)(3).

The 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. California Government Code Section 54953.8(b)(4).

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. California Government Code Section 54953.8(b)(5).

A 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 paragraph (5), to provide public comment until that timed public comment period has elapsed. California Government Code Section 54953.8(b)(6)(A).

A 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 paragraph (5), or otherwise be recognized for the purpose of providing public comment. California Government Code Section 54953.8(b)(6)(B).

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, assisted listening devices, or 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 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: 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 the VNC Secretary at Secretary@VeniceNC.org

PUBLIC POSTING OF AGENDAS – Neighborhood Council agendas are posted for public review as follows:

- Beyond Baroque, 681 Venice Blvd, CA 90291
- www.VeniceNC.org
- You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System at www.lacity.org/subscriptions

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 Section 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

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