



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, January 29, 2026

6 PM

1) The meeting was called to order at 6:22 pm

2) In attendance:

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

* Arrived at 7:36 pm, during agenda item 13, which was heard prior to agenda item 12.

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

None

4) The prior Meeting Minutes for December 18, 2025 were moved for approval by Mark Mack, seconded by David Feige, and approved 8-0-0 (1 absent)

<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--with respect to SB 79, Metro has sent a letter to the state legislature indicating serious concerns

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—funding was approved by the VNC. Erica is ordering them. One side mentions VNC & LUPC and says “Your Neighbor is Applying for a Permit.” Stickers can be used on the other side as case info changes.

9) Chair Update, Case Status & New Case Assignments—Robin to send out new case assignments list. Doubling up on a case is a good practice. We should request that there be a LUPC items only VNC Board meeting prior to the next regularly scheduled Board meeting.

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) 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/casenumbr/DIR-2025-4836-CDP-MEL>

Motion:

The Venice Neighborhood Council recommends approval of this application for the improvement of an existing garage conversion to an ADU, as built. LUPC supports the efforts made by the owner to legitimize the use of the former garage for long term rental as an ADU.

Moved: David Turnbull

Seconded: Robin Rudisill

Vote: 8-0-0 (1 absent, 0 recused)

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/casenumbr/APCW-2025-4181-CDP-SPPE-SPPC>

Motion:

Motion to postpone until the next LUPC meeting.

Moved: David Feige

Seconded: Robin Rudisill

Vote: 8-0-1 (0 absent, 0 recused)

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>

Motion:

For the reasons set forth in the LUPC Staff Report and Supplemental LUPC Staff Report, the Venice Neighborhood Council recommends denial of the CDP for “Al Fresco Dining” at 1515 Abbot Kinney Blvd/The Brig.

Moved: David Feige

Seconded: Robin Rudisill

Vote: 8-1-0 (0 absent, 0 recused)

14) The meeting was adjourned at 10:15 pm.

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/casenumbr/DIR-2026-21-CDP-ADJ-MEL-SPPC>

672-672 1/2 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/casenumbr/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/casenumbr/DIR-2026-168-MEL>