



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, March 5, 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 from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/89759078858>

Meeting ID:

897 5907 8858

Or join by telephone (one-tap):

+16694449171,,89759078858# US

+16699006833,,89759078858# US (San Jose)

Join via audio: +1 669 444 9171 US, +1 669 900 6833 US (San Jose), +1 346 248 7799 US (Houston), +1 719 359 4580 US, +1 253 205 0468 US, +1 253 215 8782 US (Tacoma), +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), +1 305 224 1968 US, 877 853 5257 US Toll Free, 888 475 4499 US Toll Free, 833 548 0276 US Toll Free, 833 548 0282 US Toll Free

International numbers available: <https://us02web.zoom.us/j/89759078858>

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. All items are available for discussion and possible Motion.

1) **Call to Order**

2) **Roll Call**

Mark Mack, Chair	_____	Mehrnoosh Mojallali	_____	Gabriel Ruspini	_____
Open	_____	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 February 10, 2026**

<https://www.venicenc.org/assets/documents/5/meeting698c28bacbba1.pdf>

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

6) **Neighborhood Outreach** – status of door hangers

7) **Chair Update**

8) **Certified Neighborhood Council (CNC) Reports**

There is currently no process for Neighborhood Councils to be informed of non-discretionary projects that have significant “de facto variances” from existing objective development standards or applications for appealable City Coastal Exemptions (CEX).

The Venice Neighborhood Council requests that 1) despite the fact that non-discretionary projects are considered ministerial, they be required to be included on the CNC reports when they are Density Bonus projects or other affordable housing-related projects being processed under regulations that allow “de facto variances” from the basic zoning requirements for height, FAR and density, and 2) projects being processed with Coastal Exemptions (CEX) should be included on the CNC reports as they are appealable and therefore must be included along with the projects requiring Coastal Development Reports (CDP) as appealability necessarily requires transparency.

9) **LA Coastal Area Special Resource Study by National Park Service (NPS)**

NPS Study website (comment period closes April 6th):

parkplanning.nps.gov/LosAngelesCoastal

Articles:

<https://www.sfgate.com/la/article/la-beaches-national-park-21338316.php>

<https://www.dailybreeze.com/2026/02/13/the-la-coastline-as-a-national-park-a-new-study-asks-the-public-to-consider-the-idea/>

Recording of first NPS public hearing:

<https://www.youtube.com/watch?v=aaw1KdsQ7sY>

Next virtual NPS public meeting on the study is March 11, 6 to 7:30 pm. Meeting link:

<https://bit.ly/4akUPVE>

Or join by phone: 1-202-640-1187. Conference ID: 362420885#



- 10) **1209 Preston Way** – issues with Administrative Compliance Letter and process
 AA-2025-5122-VPM (vesting parcel map)-SH (starter homes)-HCA
Administrative Compliance Letter issued on case:
<https://planning.lacity.gov/pdiscaseinfo/document/ODY5OA0/82065561-f922-4efb-8b32-0e189f041683/pdd>
 Planner: Luis.C.Lopez@lacity.org
 City Hearing Date: none required
Project Description: Subdivision into 4 fee simple parcels per Senate Bill 1123
 LUPC Staff: Mark Mack
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/AA-2025-5122-VPM-SH-HCA>
- 11) **2499 Lincoln Blvd**
 ZA-2025-2673-CDP-CU2-CLQ-CDO-SPPC-WDI, ADM-2025-2675-VSO, ENV-2025-2674-EAF
 Case on hold
 Planner: Luis.C.Lopez@lacity.org
 City Hearing Date: not yet scheduled
Project Description: Demo of existing retail, auto repair, & auto sales & repair garage within 3 structures for the construction of a 4,860 SF automated express, full service carwash (120' carwash bay/tunnel)
 LUPC Staff: Richard Stanger, when former LUPC member, and continued by Mark Mack
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2025-2673-CDP-CU2-CLQ-CDO-SPPC-WDI>
- 12) **1166 Garfield Ave**
 DIR-2025-2758-CDP-MEL-HCA, ENV-2025-2674-EAF
 Planner: Sienna.Kuo@lacity.org
 City Hearing date: not yet scheduled
Project Description: Construction of SFD with 2 parking spaces
 LUPC Staff: Mehrnoosh Mojallali
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-2758-CDP-MEL-HCA>
- 13) **1165 Van Buren Ave**
 DIR-2025-2733-CDP-MEL-HCA, ENV-2025-2674-EAF
 Planner: Sienna.Kuo@lacity.org
 City Hearing date: not yet scheduled
Project Description: Construction of SFD with 2 parking spaces
 LUPC Staff: Mehrnoosh Mojallali
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-2733-CDP-MEL-HCA>
- 14) **1161 Van Buren Ave**
 DIR-2025-2757-CDP-MEL-HCA, ENV-2025-2674-EAF
 Planner: Sienna.Kuo@lacity.org
 City Hearing date: not yet scheduled
Project Description: Construction of SFD with 2 parking spaces
 LUPC Staff: Mehrnoosh Mojallali
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-2757-CDP-MEL-HCA>
- 15) **20 17th Ave**
 DIR-2025-6797-CDP-MEL-HCA
 Case on hold
 Planner: Luis.C.Lopez@lacity.org
 City Hearing Date: not yet scheduled

Project Description: Conversion of an existing 2,488 SF duplex that includes 2 guest rooms to 2 new condominium dwelling units, an ADU & a single guest room.

LUPC Staff: Robin Rudisill

<https://planning.lacity.gov/pdiscaseinfo/search/casnumber/DIR-2025-6797-CDP-MEL-HCA>

16) 2429 Eastern Canal

DIR-2025-7175-CDP, ADM-2025-7176-VSO, ENV-2025-7177-CE

Case on hold

Planner: Luis Lopez

City Hearing Date: not yet scheduled

Project Description: 710 SF addition to existing SFD including a renovated kitchen, dining, living room, & addition of 2nd floor bedroom suite

LUPC Staff: Mehrnoosh Mojallali

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

17) 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

LUPC Staff: Nicole Meyer & Gabriel Ruspini

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

18) ADU Legislation re approval in the Coastal Zone (Robin Rudisill)

City Council motion by Councilmember Park

https://cityclerk.lacity.org/onlinedocs/2025/25-1269_misc_10-24-25.pdf

City Council File:

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=25-1269>

State Legislation:

<https://www.coastal.ca.gov/sb1077/>

19) ADU Acknowledgement for Applicants (Jen Kurland)

Attachment

20) Greater Venice Planning Vision (Mark Mack)

21) City and state legislation--Impact of Recent State Legislation on the Venice Coastal Zone, including SB 79 and AB 1740 (Robin Rudisill)

<https://www.venicenc.org/assets/documents/5/committee697c5dce493a4.pdf>

City Planning 2.20.26 slide presentation on SB 79 Citywide Potential Eligibility:

<https://storymaps.arcgis.com/stories/480791d9b665485ea798986dcad61e86>

City Planning 2.18.26 Report to PLUM re impacts and local implementation of SB 79:

<https://www.venicenc.org/assets/documents/5/meeting69a20ffacae48.pdf>

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

23) Case Status/Stalled Cases, New Case Assignments, Procedures – roundtable

24) Brainstorming on Policy Issues for future review--roundtable

25) 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:

657 Rose Ave

b. Projects needing further review/assignments:

none

NEW PROJECTS FROM CNC REPORT SINCE LAST MEETING:

February 22, 2026 CNC report:

630 Westminster Ave DIR-2026-630-CDP, ADM-2026-631-VSO, ENV-2026-632-CE; Demolition & addition to SFD; **ASSIGNED TO DAVID TURNBULL**

<https://planning.lacity.gov/pdiscaseinfo/search/casnumber/DIR-2026-630-CDP>

2536 Lincoln Blvd ZA-2026-669-CUB, ENV-2026=670-CE; CUB for on-site sale & dispensing of a full line of alcoholic beverages in conjunction with an existing 2,968 SF bar, including live entertainment; **ASSIGNED TO GABRIEL RUSPINI & JEN KURLAND**

<https://planning.lacity.gov/pdiscaseinfo/search/casnumber/ZA-2026-669-CUB>

11 Sunset Ave DIR-2026-753-CDP-SPPC, ENV-2026-754-CE; Remodel of 1st & 2nd floor unit, conversion of existing roof to new roof deck; **ASSIGNED TO NICOLE MEYER**

<https://planning.lacity.gov/pdiscaseinfo/search/casnumber/DIR-2026-753-CDP-SPPC>

533 Rose Ave ZA-2026-747-CUB, ENV-2026-748-CE; CUB for on-site sale & dispensing of a full line of alcoholic beverages in conjunction with an existing 1,264 SF restaurant with 32 seats; **ASSIGNED TO GABRIEL RUSPINI & JEN KURLAND**

<https://planning.lacity.gov/pdiscaseinfo/search/casnumber/ZA-2026-747-CUB>

657 Rose Ave DIR-2026-839-MEL; Mello Act Review of conversion of garage to ADU; WAIVE FURTHER REVIEW

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2026-839-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