



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, March 5, 2026, 6 PM

1) The meeting was called to order at 6:05 pm.

2) Roll Call

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

All members were in attendance except David Turnbull.

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

Robin Rudisill spoke with the applicant rep for the car wash and three adjacent homes.
Mark Mack spoke with the same.

4) Approval of Prior Meeting Minutes for February 10, 2026

<https://www.venicenc.org/assets/documents/5/meeting698c28bacbba1.pdf>
The Minutes were approved – Moved by Mark, seconded by Jen – unanimous.

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

A member of the public requested more information on new state laws impacting land use.

6) Neighborhood Outreach – status of door hangers: Sarah Wauters will coordinate with Outreach and Communications to use the door hangers on her next case.

7) Chair Update

8) Certified Neighborhood Council (CNC) Reports

Motion:

Whereas, 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 City 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 Permits as appealability necessarily requires transparency.

Moved by Robin Rudisill, seconded by Mark Mack, and approved by the Committee 7-0-0.

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#

NATIONAL PARK POSSIBILITIES FOR L.A.

The National Park Service announced last week it is studying whether a large swath of the L.A. coastline should become a national park.



Motion:

Whereas, the Venice Neighborhood Council (VNC) acknowledges the initiation of the Los Angeles Coastal Area Special Resource Study by the National Park Service (NPS), evaluating whether coastal areas from Santa Monica Bay to San Pedro meet the criteria for inclusion in the National Park system, potentially as a National Recreation Area.

Resolved, the VNC requests that the comment period be extended for at least 3 months from April 6, 2026 to no earlier than July 6, 2026.

Further Resolved, the VNC requests that the NPS provide a public presentation to the Venice community addressing the Venice area *prior* to any final study recommendations being submitted to Congress.

Further Resolved, the VNC requests the City Council to support continued study and community engagement in this process, conditioned on the following:

1. Written confirmation that designation would not diminish or preempt authority under the California Coastal Act or Local Coastal Programs.
2. Written confirmation that the Venice Boardwalk and other businesses and properties that contribute to a significant ecotourism and beachside business community will not be restricted, rezoned, or recharacterized in a manner that undermines Venice coastal tourism.
3. Clarification that any proposed model would prioritize cooperative management rather than centralized federal land-use control with the possible exception of the Ballona Wetlands.
4. Written disclosure regarding whether property acquisition or eminent domain authority would be contemplated.
5. Clear identification of anticipated federal funding commitments and long-term fiscal responsibilities.
6. Assurance that existing municipal zoning authority remains intact.
7. A detailed explanation of how extractive uses such as oil drilling would be treated within any National Park unit boundary. (Coastal residents and elected officials in this area are vehemently opposed to oil drilling off our coast due to historical damage from these extractive uses.)

Moved by Robin Rudisill, seconded by Mark Mack, and approved by the Committee 7-0-0.

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>

Purpose: This request is regarding policy for disclosures in Letters of Compliance, to ensure transparent, consistent application of adopted objective standards in current and future Starter Home Revitalization Act projects in Venice.

Background: On January 29, 2026, the City Planning Advisory Agency issued a Letter of Compliance with SB 684 / SB 1123 / AB 130 Streamlined Subdivision Ministerial Review for Housing Development Projects with 10 or Fewer Units, approving Parcel Map No. AA-2025-5122-VPM-SH-HCA. The determination states that it is final and not appealable. Because the project was approved ministerially under the Starter Home Revitalization Act, the decision must be based on objective standards. The Venice Neighborhood Council supports lawful implementation of State housing law but seeks clarity and consistency in how adopted City standards are applied, including how deviations are approved.

Motion:

Resolved, the Venice Neighborhood Council (VNC) requests written explanations from the Bureau of Engineering (BOE) and City Planning for certain issues and questions on the Starter Home Revitalization Act (SHRA) Letter of Compliance (LOC), and requests that such disclosures are included in all SHRA LOC or similar LOC in future:

1. Bureau of Engineering (BOE) – Conditions 4 and 5 (LOC page 2)

Condition 4 requires a 2-foot dedication along Preston Way under “Limited Local Street standards” and Condition 5 requires a 2.5-foot wide strip of land be dedicated to complete a 10-foot wide half alley dedication. VNC requests that BOE provide a written explanation regarding the following statements in the Letter of Compliance:

- a. Confirm the official Mobility Plan classification for Preston Way.
- b. Explain the basis for applying “Limited Local Street” standards rather than “Standard Local Street” standards.
- c. Clarify why greater dedications were not required.
- d. Explain how SB 684 / SHRA affects the City’s ability to require street dedications.

2. City Planning – Conditions 21.m. and 21.n. (LOC pages 9-10, 21)

Conditions 21.m and 21.n. reference deviations necessary to accommodate “other conditions of approval as required by other City agencies”. VNC requests that City Planning provide a written explanation regarding:

- a. Which specific agency conditions required deviation?
- b. Which agencies imposed them?
- c. Why did those conditions necessitate the approved deviations?

Condition 21.n permits deviation from R1V2 front yard and encroachment plane requirements. The Objective Development Standards section (LOC page 21) discusses the same issue. VNC requests that City Planning provide a written explanation regarding:

- a. What is the statutory authority supporting these deviations under SHRA?
- b. What is the analytical basis for determining that application of the front yard setback requirement and the encroachment plane requirement would “physically preclude the development of the proposed density of four single-family residences on four lots and as such these provisions are removed”?

3. City Planning--Eligibility Criteria & Objective Standards (LOC pages 20-21)

Box (a)(11), LOC page 20, and Box (d), LOC page 21, indicate compliance with objective zoning standards. The VNC requests that City Planning provide a written explanation regarding:

- a. Why are Box (a)(11) on LOC page 20 and Box (d) on LOC page 21 answered “Complies” when deviations were allowed (that is not compliance)?
- b. Which objective standards were evaluated?
- c. Which, if any, were determined to be inconsistent with the SHRA?
- d. How was “physical preclusion” evaluated in the Objective Development Standards section?

Moved by Robin Rudisill, seconded by Sarah Wauters, and approved by the Committee 7-0-0.

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: Mark Mack

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2025-2673-CDP-CU2-CLQ-CDO-SPPC-WDI>

Motion:

The Venice Neighborhood Council recommends *denial* of the proposed Bellagio Carwash because it:

1. harms the City and Venice’s ability to implement the developments proposed in the draft update of the Venice Community Plan and the Venice Land use Plan, especially that the Lincoln corridor is designated to absorb very much needed housing projects, and

- introduces substantial negative impacts to its surrounding area, and it will increase traffic and problematic turning movements.

Moved by Mark Mack, seconded by Robin Rudisill and approved by the committee: 7-0-0

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>

Motion:

The Venice Neighborhood Council recommends approval of the three single-family dwellings at 1166 Garfield, 1165 Van Buren Ave, and 1161 Van Buren Ave, as proposed, conditioned on:

- The replacement of non-native plants & trees in the landscaping with native trees and plants that provide shade and native habitat.
- Using different colors and materials between the three homes and make street-facing façade changes, to vary the architectural design.

Moved by Mark Mack, seconded by Sarah Wauters and approved by the committee: 7-0-0

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/casenumbr/DIR-2025-6797-CDP-MEL-HCA>

Motion:

The Venice Neighbor Council recommends approval of the project at 20 17th Ave, as proposed.

Moved by Robin Rudisill, seconded by Mark Mack, and approved by the Committee 4-1-2.

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/casenumber/DIR-2025-7175-CDP>

Motion:

The Venice Neighbor Council recommends approval of the project at 2429 Eastern Court, as proposed.

Moved by Mehrnoosh Mojallali, seconded by Mark Mack and approved by the committee: 7-0-0

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 and Gabriel Ruspini

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

Motion:

The Venice Neighborhood Council recommends denial of the project at 27 Ketch St #4, and requests code enforcement for the unpermitted portion of the roof structure.

Amendment to add: “, and requests code enforcement for the unpermitted portion of the roof structure.”

Moved by Gabriel Ruspini, seconded by Jen Kurland and approved by the committee 7-0-0

Motion as amended, moved by Nicole Meyer, seconded by Gabriel Ruspini and approved by the committee:

7-0-0

18) **ADU Legislation re approval in the Coastal Zone** (Robin Rudisill) **Postponed to next meeting**

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)

Supporting document:

<https://www.venicenc.org/assets/documents/5/meeting69a87585ec599.pdf>

Motion:

The Venice Neighborhood Council requests City Planning to require completion of the ADU Acknowledgement when applying for an ADU.

Moved by Jen Kurland, seconded by Mark Mack and approved by the committee 7-0-0

- 20) **Greater Venice Planning Vision** (Mark Mack) Postponed to next meeting.
- 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>

Motion:

The Venice Neighborhood Council supports Citywide SB 79 Implementation Option C1, which is the more equitable path forward for all L.A. communities. Option C1 would delay implementation of SB 79 in low-resource areas, high fire severity zones, HPOZs, and low sea level areas until 2030. Option C1 also proactively “incentivizes” all qualifying single-family and low-density neighborhoods to allow 3-story apartment buildings with 4-16 units, rather than the 7-story apartment buildings mandated under SB 79 and includes these incentives for neighborhoods near any rail stops that are not exempted.

Our support for SB 79 Implementation Option C1 is conditioned on the following:

1. The proposed density changes must be clearly defined as an “incentive” program, not a permanent rezoning or upzoning of these neighborhoods, allowing the incentives to be withdrawn if SB 79 is amended or repealed.
2. All existing setback requirements of the underlying zoning must be maintained.
3. All affected property owners and residents must receive mailed notification of the proposed changes to ensure robust outreach beyond online notifications.

Council File CF 25-1083

Moved by Robin Rudisill, seconded by Sarah Wauters and approved by the committee 7-0-0

- 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) The meeting was adjourned at 9:51 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:

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/casenumbr/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/casenumbr/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/casenumbr/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/casenumbr/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>