



# Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE  
PO Box 550, Venice, CA 90294 | [www.VeniceNC.org](http://www.VeniceNC.org)  
Email: [Chair-LUPC@VeniceNC.org](mailto:Chair-LUPC@VeniceNC.org)



## VNC | Land Use and Planning Committee

### AGENDA

Thursday, April 9, 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/85708328140>**

**Meeting ID:**

**857 0832 8140**

**Or join by telephone (one-tap):**

+16694449171,,85708328140# US, +16699006833,,85708328140# US (San Jose)

**Join via audio:** +1 669 444 9171 US, +1 669 900 6833 US (San Jose), +1 253 205 0468 US, +1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), +1 719 359 4580 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, +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 360 209 5623 US, 833 548 0276 US Toll Free, 833 548 0282 US Toll Free, 877 853 5257 US Toll Free, 888 475 4499 US Toll Free

**International numbers available:** <https://us02web.zoom.us/j/85708328140>

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](mailto:Secretary@VeniceNC.org) al o por correo electrónico [www.venicenc.org](http://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](mailto:LUPC@VeniceNC.org),

**Items 4 and 9 through 17 are available for Discussion and Possible Action.**

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 March 5, 2026**

<https://www.venicenc.org/assets/documents/5/meeting69ae61dee90ef.pdf>

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

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

- 7) **Chair Update**
- 8) **Greater Venice Planning Vision /Greener Venice Streets & Alleys** (Chair)
- 9) **305 Rose Ave** (cross street Hampton Dr)  
APCW-2025-2220-SPPE-CU2-SPPC-CDP, ENV-2025-2222-CE  
Case on hold  
Planner: [Sienna.Kuo@lacity.org](mailto:Sienna.Kuo@lacity.org)  
City Hearing Date: not yet scheduled  
**Project Description:** A Conditional Use permit to convert a 5,759 SF existing Historical Place Church space to a neighborhood private social club and co-working space, with a CUB for onsite alcohol sales for members  
LUPC Staff: Mark Mack  
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/APCW-2025-2220-SPPE-CU2-SPPC-CDP>
- 10) **748 Flower Ave** (between 7<sup>th</sup> Ave & Lincoln Blvd)  
DIR-2025-2956-CDP-SPPC-MEL, EAR (Expanded Administrative Review)-2025-2958-DB-HCA, ENV-2025-2957-CE  
Case on hold  
Planner: [Luis.c.Lopez@lacity.org](mailto:Luis.c.Lopez@lacity.org)  
City Hearing Date: not yet scheduled  
**Project Description:** Construction of a 16-unit residential development, totaling 25,081 SF of floor area, with a corresponding FAR of 2.53:1, with a maximum height of 36 feet and 19 parking spaces  
LUPC Staff: Sarah Wauters  
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-2956-CDP-SPPC-MEL>  
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/EAR-2025-2958-DB-HCA>
- 11) **657 Flower Ave** (between 6<sup>th</sup> Ave & 7<sup>th</sup> Ave)  
AA-2017-3905-PMLA-SL-M1  
Case NOT on hold  
Planner: [Ira.Brown@lacity.org](mailto:Ira.Brown@lacity.org)  
City Hearing Date: not yet scheduled  
**Project Description:** Request to modify certain conditions of the January 9, 2019 Parcel Map determination for 1) BOE conditions section 7.b (page 2) and 2) Department of City Planning – Standard Small Lot Conditions Bureau of Engineering Standard Condition S-3(i)b (page 13).  
<https://planning.lacity.gov/pdiscaseinfo/document/MjA1MjQz0/46e6f77e-051c-4e11-ad6d-6ce8558211cd/pdd>  
LUPC Staff: Robin Rudisill  
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/AA-2017-3905-PMLA-SL-M1>
- 12) **2454 Lincoln Blvd** (near Nelrose Ave, across from Coeur d’Alene Ave, north of Washington Blvd)  
DIR-2025-6828-CDO, ENV-2025-6829-CE  
Determination issued  
Planner: [Sienna.Kuo@lacity.org](mailto:Sienna.Kuo@lacity.org)  
**Project Description:** Renovation of existing car wash to include exterior façade, interior tenant improvements, as well as site and site layout improvements including signage modifications.  
LUPC Staff: Nicole Meyer

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-6828-CDO>

- 13) **2536 Lincoln Blvd/The Lincoln** (near Elm St, across from Grant Ave, north of Washington Blvd)  
ZA-2026-669-CUB, ENV-2026-670-CE  
Case NOT on hold  
Planner: [Eveline.Bravo-Ayala@lacity.org](mailto:Eveline.Bravo-Ayala@lacity.org)  
City Hearing Date: not yet scheduled  
**Project Description:** a CUB for the on-site sale & dispensing of a full line of alcoholic beverages in conjunction with an existing 2,968 SF bar, including live entertainment  
LUPC Staff: Gabriel Ruspini  
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2026-669-CUB>

- 14) **533 Rose Ave/Chulita** (cross street Dimmick Ave, across from Rennie Ave)  
ZA-2026-747-CUB, ENV-2026-748-CE  
Case NOT on hold  
Planner: [Eveline.Bravo-Ayala@lacity.org](mailto:Eveline.Bravo-Ayala@lacity.org)  
City Hearing Date: not yet scheduled  
**Project Description:** a CUB to allow the sale & dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 1,264 SF restaurant with 32 seats.  
LUPC Staff: Gabriel Ruspini  
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2026-747-CUB>

- 15) **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](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/>

- 16) **Creation of an Inter-Agency Task Force to Coordinate the Enforcement of the City's Al Fresco Dining Ordinance**

**PURPOSE:** To create the basis for a system of accountability and process for enforcement of the Al Fresco Dining Ordinance.

**BACKGROUND:** LAMC section 12.21(A)(24)(f)(1), "Failure to comply with any of the regulations and standards set forth herein shall constitute a violation of the Al Fresco Ordinance and may result in a citation, Administrative Citation, Orders to Comply and/or other available enforcement mechanisms identified herein or in the LAMC."

Responsibility for enforcement has been divided among 5 different departments (LAPD, DBS, the BEST Unit of City Planning, DOT and BOE). The problem is that there is no actual place to go to get re-dress because none of those departments will accept responsibility for doing anything about violations. No matter where a citizen files a complaint, they are told it's the wrong department. The simple creation of an inter-agency task force would fix this problem.

**MOTION:** The Venice Neighborhood Council urges CD-11 and the City Council to establish an inter-agency task force dedicated to the enforcement of the Al Fresco Dining Ordinance. This group would have designees from the BEST unit of Planning, and the enforcement units of DBS, DOT, BOE, and LAPD and would be primarily responsible for investigating and enforcing violations of the Al Fresco Dining Ordinance.

All calls and complaints concerning Al Fresco Dining violations or noise violations emanating from a business, including calls to an Al Fresco Dining hotline (yet to be designated), LAPD, and MyLA311, or complaints received via e-mail, shall be routed to and logged by the task force.

The task force would be required to keep a publicly discoverable log of all complaints received. That log should list, at a minimum, the name of the business, the address of the business, the nature of the complaint, a notation about what (if any) investigation was conducted in response and what if any enforcement action was taken. The task force would also be required to issue and publicly post a monthly list of all businesses that have received multiple complaints.

SUPPORTING DOCUMENT ATTACHED: Memo and Proposal Concerning the Creation of an Inter-Agency Task Force to Coordinate the Enforcement of the City's Al Fresco Dining Ordinance

**17) Motion to Condemn the 'Wanted Poster' Attacks on the VNC and its President and Request for Immediate Action from CD-11, the City Attorney's Office, and Other Relevant City Agencies**

**PURPOSE:** Request for an investigation of unacceptable conduct.

**BACKGROUND:** Harassment and attempted intimidation are never acceptable ways to address issues in our city and our community, including the Venice Neighborhood Council. However, recently, 'Wanted Posters' were put up throughout Venice and spread widely on social media in an attempt to harass and intimidate the VNC and its President related to work done on behalf of the community in an attempt to have the requirements of the city's Al Fresco Dining Ordinance properly implemented and enforced.

**MOTION:** The Venice Neighborhood Council condemns in the strongest possible terms the actions behind the malicious, organized attack on the VNC and its President and strongly urges CD-11, the City Attorney's office and all other relevant city agencies to immediately take action to fully remedy this situation including by opening investigations into the source of the harassing fliers and threatening social media postings as well as the conduct of the bars at issue, including whether their previous and ongoing conduct constitute a public nuisance and violation of city regulations.

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

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

**20) Brainstorming on Policy Issues for future review--roundtable**

**21) 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:

None

b. Projects needing further review/assignments:

None

### **NEW PROJECTS FROM CNC REPORTS SINCE LAST MEETING:**

#### **March 7, 2026 CNC report:**

**1209 Abbot Kinney Blvd (between San Juan Ave & Santa Clara Ave)** DIR-2026-903-CDP-ADJ-MEL-SPPC, ENV-2026-904-CE; Demolition of existing SFD & construction of new mixed-use building with ground floor retail & live-work unit on 2nd floor & rooftop deck; **ASSIGNED TO MARK MACK**  
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2026-903-CDP-ADJ-MEL-SPPC>

**2918 Clune Ave (between Washington Blvd & 28<sup>th</sup> Ave)** DIR-2026-1088-CDP-MEL-HCA, ENV-2026-1090-CE; 985 SF addition to rear house, 1st & 2nd floor with rooftop deck & new 354 SF over existing garage; **ASSIGNED TO GABRIEL RUSPINI**  
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2026-1088-CDP-MEL-HCA>

**3802 Ocean Front Walk (cross street Galleon St)** DIR-2026-1067-CDP-SPPC-ADJ-MEL-HCA, ENV-2026-1068-CE; Demolition of existing duplex with 2 guest rooms to develop a new 3-story duplex with roof deck, pool, & attached garage; **ASSIGNED TO MEHRNOOSH MOJALLALI**  
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2026-1067-CDP-SPPC-ADJ-MEL-HCA>

#### **April 5, 2026 CNC report:**

**318 Sunset Ave (between Hampton Dr & 3<sup>rd</sup> Ave)** ADM-2026-1572-RBPA; Administrative clearance under the Restaurant Beverage Program (RBP) to allow the sale and dispensing of alcoholic beverages for on-site consumption in conjunction with a restaurant; **ASSIGNED TO ROBIN RUDISILL**  
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ADM-2026-1572-RBPA>

**620 Lincoln Blvd/Trader Joe's (cross street Vernon Ave)** ZA-2026-1613-CUB, ENV-2026-1614-EAF; A CUB to allow the sale and dispensation of a full line of alcohol for off-site consumption in conjunction with a 12,585 SF grocery store with hours of operation from 8 am to 10 pm daily; **ASSIGNED TO ROBIN RUDISILL**  
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2026-1613-CUB>

**509 28<sup>th</sup> Ave (between Ocean Ave & Grayson Ave)** DIR-2026-1666-CDP, ENV-2026-1667-EAF;  
Remodel of an existing SFD – ground floor addition & 2<sup>nd</sup> floor addition; **ASSIGNED TO DAVID  
TURNBULL** <https://planning.lacity.gov/pdiscaseinfo/search/casenumber/DIR-2026-1666-CDP>

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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](mailto: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](http://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](mailto: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](http://www.VeniceNC.org)
- You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System (ENS) at [www.lacity.org/subscriptions](http://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](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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](http://www.VeniceNC.org).