



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, April 9, 2026, 6 PM

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

2) Roll Call

Mark Mack, Chair	<input checked="" type="checkbox"/>	Mehrnoosh Mojallali	<input checked="" type="checkbox"/>	Gabriel Ruspini	<input checked="" type="checkbox"/>
Open	<input type="checkbox"/>	Nicole Meyer	<input checked="" type="checkbox"/>	David Turnbull	
Jenesa Kurland	<input checked="" type="checkbox"/>	Robin Rudisill	<input checked="" type="checkbox"/>	Sarah Wauters	<input checked="" type="checkbox"/>

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

None

4) Approval of Prior Meeting Minutes for March 5, 2026

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

The minutes for March 5, 2026 were approved unanimously.

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

6) Neighborhood Outreach – the final design of the door hangers was discussed

7) Chair Update

8) Greater Venice Planning Vision /Greener Venice Streets & Alleys (Chair)

The following presentation was provided by the Chair and extremely well received:

<https://www.venicenc.org/assets/documents/5/committee69da9a405e862.pdf>

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

City Hearing Date: not yet scheduled

Project Description: The adaptive re-use and interior renovation to convert a 5,759 SF 1905 Historical Place Church (appears in Historic Places LA) with lapsed use rights, to a neighborhood private social club and co-working space, with no parking provided.

LUPC Staff: Mark Mack

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/APCW-2025-2220-SPPE-CU2-SPPC-CDP>

Motion:

The Venice Neighborhood Council recommends the City’s approval of the project at 305 Rose Ave with following conditions, which are based on recent applications for similar uses in the Coastal Zone:

1. The stated authorized use shall be conducted at all times with due regard for the character of the surrounding neighborhood. The required conditions are necessary for the protection of persons in the neighborhood and occupants of adjacent property.

2. The applicant agrees to sound containment and abatement measures on the interior and exterior of the project. As the project is envisioned as a private club the likelihood of noise leaking out to the immediate neighbors to the east and north of the project site at some level is guaranteed. Thus, precise sound abatement measures and covenants shall be in place as part of the permitted use. The applicant will implement the following sound abatement procedures:
 - a. Adding a sound wall to all interior wall that faces the abutting neighbors and alley
 - b. Closing, boarding up openings with a sound abating wall on the interior windows that abut to immediate neighbors on the historic and annex part of the building
 - c. Upgrading all other windows to a triple pane window system
3. Lighting shall be installed in all areas within and surrounding the business in conformance with the Los Angeles Municipal Code. The exterior lighting shall be such that it renders all objects and persons clearly yet is not a nuisance to immediate neighbors.
4. Trash bins shall be located to the rear of the building and shall be enclosed and screened from view. Trash collection shall be scheduled in order to prevent trash from overflowing.
5. No smoking shall be permitted anywhere on the premises. No smoking signs shall be posted on the premises, including the roof-top deck.
6. All unauthorized graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 48 hours of its occurrence.
7. Arrangements shall be made with surrounding paid and publicly accessible parking lots for parking of vehicles when member events are taking place, and a safe pick up and drop off space adjacent to the project shall be designated.
8. Green Space additions and Urban beautification: This project lacks green and permeable space, therefore the continuation of urban trees on the parkway on Rose Ave and Hampton Dr and the landscaping in the paved open area should be part of this project. A landscape plan with these changes shall be part of the permitted project.
9. Complaint Log: A phone number and an email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations: Entry, visible to pedestrians, and at the Customer service desk, front desk or near registration desks. The applicant shall maintain a log of all calls and emails, detailing: (i) date complaint received; (ii) nature of complaint, and (iii) the manner in which the complaint was resolved. This log shall be made available upon request and presented as part of the application if and when a new application to continue or enhance the operation is submitted. Complaints shall be responded to within 48 hours.
10. No live music events or interior amplified sound events shall be allowed.

Moved by Mark Mack, seconded by Mehrnoosh Mojallali, and approved by the Committee 7-0-0 (1 absent, 1 open position).

10) **748 Flower Ave** (between 7th 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

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>

Motion:

The Venice Neighborhood Council recommends the City's approval of the project at 748-752 Flower Ave, conditioned specifically upon the following changes to the plans:

1. Enhance aesthetic quality and character by referencing neighborhood and community architectural details.
2. Install native plantings and trees that support birds and pollinators and allow residents and neighbors more access to nature both on the property and in the parkway.
3. Change the landscape plans to remove concrete from the front yard, retaining a minimum path required for fire code.
4. Incorporate LUPC-recommended siding and /or lighter color treatments to reflect the architecture of and colors in the neighborhood.
5. Incorporate water capture infrastructure from the roof into storage of some kind to mitigate the lack of stormwater absorption resulting from reduced open soil.

Moved by Sarah Wauters, seconded by Robin Rudisill, and approved by the Committee 4-2-1 (1 absent, 1 open position).

11) 657 Flower Ave (between 6th Ave & 7th Ave)

AA-2017-3905-PMLA-SL-M1

Case NOT on hold

Planner: 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>

Motion:

The Venice Neighborhood Council supports the modification requested for the applicant to only improve the portion of the alley adjoining their rear property line or another more limited BOE-proposed alternative.

Moved by Robin Rudisill, seconded by Mark Mack, and approved by the Committee 7-0-0 (1 absent, 1 open position).

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

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>

Motion:

The Venice Neighborhood Council supports the approval of the project and, with respect to the landscape plan, requests planting of small native trees such as Toyons (as they are smaller and grow fast), planting of native shrubs such as Ceonothus Aboreus, and planting of ground cover such as Yarrow.

Moved by Nicole Meyer, seconded by Sarah Wauters, and approved by the Committee 7-0-0 (1 absent, 1 open position).

- 13) **2536 Lincoln Blvd/The Lincoln** (near Elm St, across from Grant Ave, north of Washington Blvd)

POSTPONED

- 14) **533 Rose Ave/Chulita** (cross street Dimmick Ave, across from Rennie Ave)

POSTPONED

- 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

City Council File:

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

State Legislation:

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

Motion:

The Venice Neighborhood Council supports Council File 25-1269 for the City to prepare an ordinance to allow for ministerial review of applications for Accessory Dwelling Units (ADUs) in the Coastal Zone, conditioned on City Planning requiring an applicant's completion of the Venice Neighborhood Council's proposed ADU Acknowledgement Form with respect to prohibition on short-term rental use when submitting an ADU application.

Moved by Robin Rudisill, seconded by Mark Mack, and approved by the Committee 7-0-0 (1 absent, 1 open position).

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

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

PURPOSE: 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 AI Fresco Dining 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, City Planning BEST Unit, 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 AI Fresco Dining Ordinance. This group would have designees from the City Planning BEST unit, and the enforcement units of LAPD, DBS, DOT, and BOE, and would be primarily responsible for investigating and enforcing violations of the AI Fresco Dining Ordinance.

Supporting document: Proposal Concerning the Creation of an Inter-Agency Task Force to Coordinate the Enforcement of the City’s AI Fresco Dining Ordinance

Moved by Robin Rudisill, seconded by Sarah Wauters, and approved by the Committee 7-0-0 (1 absent, 1 open position).

- 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**

WITHDRAWN

- 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) The meeting was adjourned at 10:10 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:

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/casnumber/DIR-2026-903-CDP-ADJ-MEL-SPPC>

2918 Clune Ave (between Washington Blvd & 28th 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/casnumber/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/casnumber/DIR-2026-1067-CDP-SPPC-ADJ-MEL-HCA>

April 5, 2026 CNC report:

318 Sunset Ave (between Hampton Dr & 3rd 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/casnumber/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 NICOLE MEYER & MEHRNOOSH MOJALLALI**
<https://planning.lacity.gov/pdiscaseinfo/search/casnumber/ZA-2026-1613-CUB>

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