



# 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 30, 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.

**Join from PC, Mac, iPad, or Android:**

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**Webinar ID:**

828 0330 3379

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<https://us02web.zoom.us/j/kcKZhqfV72>

*Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Tima, Secretaria, al electrónico [Secretary@VeniceNC.org](mailto:Secretary@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 18 are available for discussion and possible action.**

**1) Call to Order**

**2) Roll Call**

Mark Mack, Chair	_____	Mehrnoosh Mojallali	_____	Gabriel Ruspini	_____
Jalal Awan	_____	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 April 9, 2026**  
<https://www.venicenc.org/assets/documents/5/meeting69e3e04b5f382.pdf>
- 5) **Public Comment on Non-Agenda Items** (10 minute limit)
- 6) **Neighborhood Outreach** – status of door hangers
- 7) **Upcoming City Planning Hearings:**  
Monday, May 18th  
**1139-1141 Harrison Ave** – 9:30 am  
**635 California Ave** – 10 am  
  
With a PC, MAC, iPad, iPhone, or Android, click on this URL:  
<https://planning-lacity-org.zoom.us/j/87651742072>  
Enter Meeting ID: 876 5174 2072  
Passcode: 126901
- 8) **Chair Update**
- 9) **40 Windward Ave** (between Pacific Ave & Speedway Alley)  
APCW-2024-4822-CDP-CUB-SPPC-SPPE, ENV-2024-4823-CE  
Case NOT on hold  
Planner: [Sienna.Kuo@lacity.org](mailto:Sienna.Kuo@lacity.org)  
**Project Description:** Demo of existing 1-story commercial building & construction of a new 2-story restaurant & bar with roof deck, outdoor dining with full line of alcohol service  
LUPC Staff: David Turnbull  
<https://plncts.lacity.org/pdiscaseinfo/Search/casenumbr/APCW-2024-4822-CDP-CUB-SPPC-SPPE>
- 10) **635 California Ave** (between 6<sup>th</sup> Ave & Shell Ave) **POSTPONED**  
DIR-2025-5042-CDP-ADJ-MEL-HCA, ENV-2025-5043-CE  
Case Not on hold  
Planner: [Luis.C.Lopez@lacity.org](mailto:Luis.C.Lopez@lacity.org)  
**Project Description:** Demo of existing SFD & construction of new SFD, with adjustment to reduce side yard setbacks by 20% to 3' 2 3/8"  
LUPC Staff: Jen Kurland  
<https://plncts.lacity.org/pdiscaseinfo/Search/casenumbr/DIR-2025-5042-CDP-ADJ-MEL-HCA>
- 11) **2511 Pacific Ave** (at 26<sup>th</sup> Ave walk street) **POSTPONED**  
DIR-2025-5740-CDP-SPPC-ADJ-MEL-SPPA, ENV-2025-5741-CE  
Case on hold  
Planner: [Sienna.Kuo@lacity.org](mailto:Sienna.Kuo@lacity.org)  
**Project Description:** Demo of existing 480 SF SFD & construction of a new 3,749 SF 3-story duplex on a 2,645.3 SF lot, with a reduced front yard setback of 8' in lieu of the required 15'  
LUPC Staff: Sarah Wauters  
<https://plncts.lacity.org/pdiscaseinfo/Search/casenumbr/DIR-2025-5740-CDP-SPPC-ADJ-MEL-SPPA>
- 12) **1139-1141 Harrison Ave** (between Van Buren Ave & Lincoln Blvd)  
DIR-2025-5824-CDP-MEL-HCA, ENV-2025-5825-CE  
Case NOT on hold  
Planner: [Luis.C.Lopez@lacity.org](mailto:Luis.C.Lopez@lacity.org)

Project Description: Remodel & addition of 945 SF to existing duplex with a conversion of a garage into an ADU.

LUPC Staff: David Turnbull

<https://plncts.lacity.org/pdiscaseinfo/Search/casenumbr/DIR-2025-5824-CDP-MEL-HCA>

13) **630 Westminster Ave** (between 6<sup>th</sup> Ave & 7<sup>th</sup> Ave)

DIR-2026-630-CDP, ENV-2026-632-CE

Case on hold

Planner: [Luis.C.Lopez@lacity.org](mailto:Luis.C.Lopez@lacity.org)

Project Description: Demo & addition to SFD

LUPC Staff: David Turnbull

<https://plncts.lacity.org/pdiscaseinfo/Search/casenumbr/DIR-2026-630-CDP>

14) **433 Howland Canal** (between Dell Ave & Eastern Canal) **POSTPONED**

DIR-2025-6305-SPPC-CDP-MEL-HCA, ENV-2025-6306-CE

Case on hold

Planner: [Luis.C.Lopez@lacity.org](mailto:Luis.C.Lopez@lacity.org)

Project Description: Demo of existing SFD & construction of new 2,759 SF 2-story SFD with roof deck

LUPC Staff: Jen Kurland

<https://plncts.lacity.org/pdiscaseinfo/Search/casenumbr/DIR-2025-6305-SPPC-CDP-MEL-HCA>

15) **1209 Abbot Kinney Blvd** (nearest cross street San Juan Ave) **POSTPONED**

DIR-2026-903-CDP-ADJ-MEL-SPPC, ENV-2026-904-CE

Case on hold

Planner: [Ira.Brown@lacity.org](mailto:Ira.Brown@lacity.org)

Project Description: Demo of existing SFD & construction of mixed-use building with ground floor retail & live/work unit on 2<sup>nd</sup> floor with rooftop deck. Adjustment (ADJ) requested for relief from LAMC 12.11.C.2 to permit a new 2<sup>nd</sup> floor residential access stair in the east side yard setback & an elevator in the west side yard setback.

LUPC Staff: Mark Mack

<https://plncts.lacity.org/pdiscaseinfo/Search/casenumbr/DIR-2026-903-CDP-ADJ-MEL-SPPC>

16) **3802 Ocean Front Walk** (at Galleon St)

DIR-2026-1067-CDP-SPPC-ADJ-MEL-HCA, ENV-2026-1068-CE

Case on hold

Planner: [Luis.C.Lopez@lacity.org](mailto:Luis.C.Lopez@lacity.org)

Project Description: Demo of existing duplex with two guestrooms to construct a new 3-story duplex with roof deck, pool & attached garage

LUPC Staff: Mehrnoosh Mojallali

<https://plncts.lacity.org/pdiscaseinfo/Search/casenumbr/DIR-2026-1067-CDP-SPPC-ADJ-MEL-HCA>

17) **Erewhon Market, 585 Venice Blvd** (near Irving Tabor Ct & Abbot Kinney Blvd)

CUB – in concept review (Brett Engstrom)

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:

**3120 Yale Ave**

b. Projects needing further review/assignments:

**1700 Lincoln Blvd, 213 Windward Ave, 901 Abbot Kinney Blvd, 811 Howard St**

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

**April 19, 2026 CNC report:**

**3120 Yale Ave (nearest cross street Berkeley Dr) DIR-2026-1735-MEL-HCA; Mello Act determination for conversion of existing permitted recreation room to ADU above garage, **REVIEW WAIVED**  
<https://plncts.lacity.org/pdiscaseinfo/Search/casenumbr/DIR-2026-1735-MEL-HCA>**

**1700 Lincoln Blvd (at Nowita Pl) ADM-2026-1827-RBPA; Administrative clearance pursuant to LAMC 12.22 [A.34/A.35], restaurant beverage program (RBP), to allow the sale and dispensing of [a full line of alcoholic beverages/beer and wine only] for on-site consumption In conjunction with a restaurant with [#] SF of indoor floor area, with [#] indoor seats [and # outdoor seats] in a [#] SF outdoor patio [on site/in the public right of way] operating from [#] am to [#] pm daily, in the [X] zone. **ASSIGNED TO ?**  
<https://plncts.lacity.org/pdiscaseinfo/Search/casenumbr/ADM-2026-1827-RBPA>**

**213 Windward Ave/Hama Sushi (at Main St) ADM-2026-1849-RBPA; Administrative clearance pursuant to LAMC 12.22 [A.34/A.35], restaurant beverage program (RBP), to allow the sale and dispensing of [a full line of alcoholic beverages/beer and wine only] for on-site consumption In conjunction with a restaurant with [#] SF of indoor floor area, with [#] indoor seats [and # outdoor seats] in a [#] SF outdoor patio [on site/in the public right of way] operating from 7 am to 11 pm daily, in the C1.5 zone. **ASSIGNED TO ?**  
<https://plncts.lacity.org/pdiscaseinfo/Search/casenumbr/ADM-2026-1849-RBPA>**

**901 Abbot Kinney Blvd (at Brooks Ave), ZA-2026-1891-CUB, ENV-2026-1892-EAF; Pursuant to LAMC 12.24-W1, a conditional use permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 10,260 SF office containing 179 indoor seats and 71 outdoor seats on an uncovered outdoor patio with incidental live entertainment. Hours of operation shall be limited to 7 am to 12 am Sunday through Wednesday and 7 am to 1 am Thursday through Saturday, in the C2-1-CA Zone. **ASSIGNED TO ?**  
<https://plncts.lacity.org/pdiscaseinfo/Search/casenumbr/ADM-2025-6567-CEX>**

**811 Howard St (nearest cross street Marr St) DIR-2026-1941-CDP-MEL-HCA, ENV-2026-1943-EAF; Demolition of existing SFD & garage & new construction of a SFD with a new detached garage. ASSIGNED TO?**  
**<https://plncts.lacity.org/pdiscaseinfo/Search/casenumbr/DIR-2026-1941-CDP-MEL-HCA>**

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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, assistive 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**

The Venice Neighborhood Council agendas are posted for public review as follows: Beyond Baroque, 681 Venice Blvd., Venice, CA 90291 | [www.VeniceNC.org](http://www.VeniceNC.org) | To receive agendas by email, [subscribe to L.A. City's Early Notification System \(ENS\)](#).

**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 current Bylaws are available on the [Department of Neighborhood Empowerment web page for the Venice Neighborhood Council](#).