



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, May 7, 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:

<https://us02web.zoom.us/j/85049285080>

Phone one-tap:

+13017158592,,85049285080# US (Washington DC)

+13052241968,,85049285080# US

Join via audio:

+1 301 715 8592 US (Washington DC), +1 305 224 1968 US, +1 309 205 3325 US

+1 312 626 6799 US (Chicago), +1 646 931 3860 US, +1 929 205 6099 US (New York), +1 719 359 4580 US,

+1 253 205 0468 US, +1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), +1 360 209 5623 US

+1 386 347 5053 US, +1 507 473 4847 US, +1 564 217 2000 US, +1 669 444 9171 US

+1 669 900 6833 US (San Jose), +1 689 278 1000 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

Webinar ID: 850 4928 5080

International numbers available: <https://us02web.zoom.us/j/85049285080>

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 para avisar al Concejo Vecinal.

You may also submit your public comment via email in advance to the LUPC at LUPC@VeniceNC.org,

Items 4 and 9 through 15 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 30, 2026**

<https://www.venicenc.org/assets/documents/5/meeting69f90a1056480.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) **Native Tree & Plants Proposal--Venice Arbor Committee (VARB)**
LUPC Staff: Sarah Wauters

- 10) **748 Flower Ave** (between 7th Ave & Lincoln Blvd) DIR-2025-2956-CDP-SPPC-MEL, EAR (Expanded Administrative Review)-2025-2958-DBHCA, ENV-2025-2957-CE
Case on hold
Planner: Luis.c.Lopez@lacity.org
City Hearing Date: June 1, 2026
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/casenumber/DIR-2025-2956-CDP-SPPC-MEL>
<https://planning.lacity.gov/pdiscaseinfo/search/casenumber/EAR-2025-2958-DB-HCA635>

- 11) **635 California Ave** (between 6th Ave & Shell Ave)
DIR-2025-5042-CDP-ADJ-MEL-HCA, ENV-2025-5043-CE
Case Not on hold
Planner: 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/casenumber/DIR-2025-5042-CDP-ADJ-MEL-HCA>

- 12) **433 Howland Canal** (between Dell Ave & Eastern Canal)
DIR-2025-6305-SPPC-CDP-MEL-HCA, ENV-2025-6306-CE
Case on hold
Planner: 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>

13) 1209 Abbot Kinney Blvd (between San Juan Ave & Santa Clara Ave)

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

Case on hold

Planner: Ira.Brown@lacity.org

Project Description: Demo of existing 1,092 SF SFD (built in 1913) (on ZIMAS as Residential – Single Family Residence) & construction of a 2-story mixed-use building with 2,762 SF of ground floor retail & a 1,612 SF live/work unit on the 2nd floor with a rooftop deck, with no parking provided. Adjustment (ADJ) requested for relief from LAMC 12.11.C.2 to permit a new 2nd 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>

14) 1219 Abbot Kinney Blvd (between San Juan Ave & Santa Clara Ave)

DIR-2026-21-CDP-ADJ-MEL-SPPC, ENV-2026-22-CE

Case on hold

Planner: Ira.Brown@lacity.org

Project Description: Demo of existing 576 SF SFD (built in 1946) & 880 SF (built in 1963) (on ZIMAS as Commercial – Store & Residential Combination – One Story) & construction of a 2-story mixed-use building with 2,755 SF of ground floor retail & a 1,611 SF live/work unit on the 2nd floor with a rooftop deck, with no parking provided. Adjustment (ADJ) requested for relief from LAMC 12.11.C.2 to permit a new 2nd 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-2026-21-CDP-ADJ-MEL-SPPC>

15) 1231 Abbot Kinney Blvd (between San Juan Ave & Santa Clara Ave)

DIR-2025-6810-CDP-SPPC-ADJ-MEL, ENV-2025-6811-CE

Case on hold

Planner: Ira.Brown@lacity.org

Project Description: Demo of existing 1,350 SF SFD (built in 1910) (on ZIMAS as Residential – Single Family Residence) & detached garage & construction of a 2-story mixed-use building with 2,830 SF of ground floor retail & a 1,496 SF live/work unit on the 2nd floor with a rooftop deck, with no parking provided. Adjustment (ADJ) requested for relief from LAMC 12.11.C.2 to permit a new 2nd floor residential access stair in the east side yard setback.

LUPC Staff: Mark Mack

<https://plncts.lacity.org/pdiscaseinfo/Search/casenumbr/DIR-2025-6810-CDP-SPPC-ADJ-MEL>

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

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

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

19) **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:

678 Marr St

b. Projects needing further review/assignments:

None

NEW PROJECTS FROM CNC REPORTS SINCE LAST MEETING:

May 2, 2026 CNC report:

601 Ocean Front Walk (at Sunset Ave)

DIR-2026-2032-CDP-SPPC-MEL-HCA, EAR (Expanded Administrative Review)-2026-2031-DB-HCA, ENV-2026-2033-EAF; Demo of a parking lot & construction of a 4-story 9,000 SF mixed use development with 12 ground floor retail units & 30 dwelling units, including 5 reserved for Very Low Income (VLI) households, with 46 parking spaces, and Density Bonus off-menu incentives including a 20' (37%) increase in height to 50', a 588' (19%) reduction in required open space of 2,487 SF, a 7' (100%) reduction in the north side yard to a 0' setback, and a 1'10.5" (11%) reduction in the rear yard to 14'1.5". **LUPC STAFF ASSIGNED: MARK MACK & ROBIN RUDISILL**

<https://plncts.lacity.org/pdiscaseinfo/Search/casnumber/DIR-2026-2032-CDP-SPPC-MEL-HCA>

2412 Wilson Ave (between Olive Ave & Harbor St)

DIR-2026-2176-CDP-MEL, ENV-2026-2178-EAF; No project description or plans provided, unpermitted demolition & new construction of 3,483 SF including attached garage, 30' varied roof, no parking indicated.

LUPC STAFF ASSIGNED: David Turnbull

<https://plncts.lacity.org/pdiscaseinfo/Search/casnumber/DIR-2026-2176-CDP-MEL>

678 Marr St (at Olive St)

DIR-2026-2023-MEL-HCA, conversion of existing garage to JADU. **REVIEW WAIVED**

<https://plncts.lacity.org/pdiscaseinfo/Search/casnumber/DIR-2026-2023-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

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

The Venice Neighborhood Council agendas are posted for public review as follows: Beyond Baroque, 681 Venice Blvd., Venice, CA 90291 | 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. 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 current Bylaws are available on the [Department of Neighborhood Empowerment web page for the Venice Neighborhood Council](#).