



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 30, 2026, 6 PM

1) The meeting was called to order at 6:04 pm

2) In attendance:

| | | | | | |
|------------------|---|---------------------|-------|-----------------|---|
| 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

None

4) Approval of Prior Meeting Minutes for April 9, 2026

Moved by Mark Mack, seconded by Robin Rudisill, and approved by the Committee:

5 Yes (RR, GR, MM, MMoj, SW)

0 No

3 Abstain (JA, JK, DT)

(1 absent)

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

6) Neighborhood Outreach – status of door hangers was discussed. Flyers will be used until the door hangers are ready

7) Upcoming City Planning Hearings:

Monday, May 18th

1139-1141 Harrison Ave – 9:30 a.m.

635 California Ave – 10 a.m.

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

The Chair welcomed new member Jalal Awan. Will be holding another event, late May. Will be gone in June, back in July.

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

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, **requesting exceptions for FAR, height, parking, and size of Roof Access Structure (RAS)**

LUPC Staff: David Turnbull

<https://plncts.lacity.org/pdiscaseinfo/Search/casenumbr/APCW-2024-4822-CDP-CUB-SPPC-SPPE>

Motion:

The Venice Neighborhood Council recommends denial of the project at 40 Windward Ave.

Moved by Robin Rudisill, seconded by Gabriel Ruspini, and approved by the Committee:

5 Yes (JK, SW, GR, RR, DT)

0 No

3 Abstain (MMoj, JA, MM)

(1 absent)

10) 635 California Ave (between 6th 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

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 26th Ave walk street) **POSTPONED**

DIR-2025-5740-CDP-SPPC-ADJ-MEL-SPPA, ENV-2025-5741-CE

Case on hold

Planner: 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

City Hearing date: May 18, 2026, 9:30 am

Project Description: Remodel & addition of 945 SF to existing 1,760 SF duplex (each unit 880 SF) resulting in a duplex with a 247 SF studio unit and a 2,458 SF 4-bedroom unit (total of 2,705 SF), and a conversion of a garage into an 849 SF ADU, with 2 uncovered parking spaces, on a 4,198 SF lot.

LUPC Staff: David Turnbull

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

Motion:

The Venice Neighborhood Council recommends denial of the project at 1139-1141 Harrison Ave.

Moved by David Turnbull, seconded by Mark Mack, and approved by the Committee:

4 Yes (SW, JA, GR, DT)
2 No (RR, MMoj)
2 Abstain (JK, MM)
(1 absent)

13) **630 Westminster Ave** (between 6th Ave & 7th Ave)

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

Case on hold

Planner: 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>

Motion:

The Venice Neighborhood Council recommends approval of the project at 630 Westminster Ave.

Moved by Robin Rudisill, seconded by Mehrnoosh Mojallali, and approved by the Committee:

8 Yes (JK, MMoj, DT, RW, RR, GR, JA, MM)

0 No

0 Abstain

(1 absent)

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

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

Project Description: Demo of existing SFD & construction of mixed-use building with ground floor retail & live/work unit on 2nd floor with rooftop deck. 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>

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

Project Description: Demo of existing duplex with two guestrooms to construct a new 3-story duplex with 1 guest room (may convert one or both guest rooms to ADU or JADU, pending Coastal Commission determination for state CDP), roof deck, pool & attached garage, with 6 parking spaces – 4 on site plus 2 via existing Revocable Permit on Galleon, and ADJ for 4' side yards.

LUPC Staff: Mehrnoosh Mojallali

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

Motion:

The Venice Neighborhood Council recommends approval of the project at 3802 Ocean Front Walk, conditioned on using native plants for landscaping in the 5' front setback.

Moved by Mehrnoosh Mojallali, seconded by Sarah Wauters, and approved by the Committee:

5 Yes (JK, M Moj, DT, RW, RR)

0 No

3 Abstain (GR, JA, MM)

(1 absent)

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

CUB – in concept review (Brett Engstrom)

The committee discussed the possibility of a CUB for Erewhon for offsite sale of beer and wine and instructional tastings. Store hours are 7 am to 11 pm. The feedback was positive. The applicant's representative indicated that an application will be filed in the next 3 weeks, and they will inform us so that we can notify neighbors and do a LUPC hearing and vote on a VNC recommendation.

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 10:24 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:

3120 Yale Ave

b. Projects needing further review/assignments:

None

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/casenumbe/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 GABRIEL RUSPINI & ROBIN RUDISILL**
<https://plncts.lacity.org/pdiscaseinfo/Search/casenumbe/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 JALAL AWAN & SARAH WAUTERS**
<https://plncts.lacity.org/pdiscaseinfo/Search/casenumbe/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 MARK MACK**
<https://plncts.lacity.org/pdiscaseinfo/Search/casenumbe/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 JALAL AWAN & MEHRNOOSH MOJALLALI**
<https://plncts.lacity.org/pdiscaseinfo/Search/casenumbe/DIR-2026-1941-CDP-MEL-HCA>