



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, May 7, 2026, 6 PM

- 1) The meeting was called to Order at 6:06 pm
- 2) Roll Call

Mark Mack, Chair	✓	Mehrnoosh Mojallali	✓**	Gabriel Ruspini	✓
Jalal Awan	✓*	Nicole Meyer	✓***	David Turnbull	✓
Jenesa Kurland	✓	Robin Rudisill	✓	Sarah Wauters	✓

* Jalal Awan arrived at 6:25 pm
** Mehrnoosh Mojallali arrived at 6:20 pm
*** Nicole Meyer arrived at 7:02 pm & left at 9:20 pm
- 3) Declaration of Conflicts of Interest or Ex-Parte Communications
- 4) Approval of Prior Meeting Minutes for April 30, 2026
The Minutes for the April 30, 2026 meeting were approved 6-0-0 (JA, NM, MM not yet present)
- 5) Public Comment on Non-Agenda Items (10 minute limit)
- 6) Neighborhood Outreach – status of door hangers was discussed by the VNC Outreach Chair and committee members
- 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
Next meeting is May 28th, the meeting schedule for the remainder of the year will be published soon, with at least one in-person meeting at the Venice library.
- 9) Native Tree & Plants Proposal--Venice Arbor Committee (VARB)
LUPC Staff: Sarah Wauters – the proposal was reviewed
- 10) 748 Flower Ave (between 7th Ave & Lincoln Blvd) DIR-2025-2956-CDP-SPPC-MEL, EAR-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/casenumbr/DIR-2025-2956-CDP-SPPC-MEL>

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/EAR-2025-2958-DB-HCA635>

Motion:

The Venice Neighborhood Council recommends approval of the project at 748-752 Flower Ave, conditioned on the following changes, to which the applicant has agreed:

1. Enhance aesthetic quality and character by referencing neighborhood and community architectural details, including by changing the colors and siding to echo the greens and steel blue of other buildings on the block.
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, including the planting of 5 oak trees and up to 3 other trees 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 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 Sara Wauters, seconded by Robin Rudisill, and approved by the Committee unanimously 8-0-0 (NM absent).

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

City Hearing Date: May 18, 2026, 10 am

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>

Motion:

The Venice Neighborhood Council recommends approval of the project at 635 California Ave, including requested reduction in required 4'-0" side yard setbacks on both sides to 3'-2.375", conditioned on the following:

1. Los Angeles Fire Department approves this reduced access,
2. Façade glazing at dining room near west property line meets LADBS fire-rating and fire protection requirements,
3. Project's double swing doors opening over west property line be changed to sliding doors,

4. Landscape plans are changed to: incorporate as many native trees and plants as possible, landscape the parkway, and remove as much concrete as possible from the side yard, next to the garage, and
5. Water capture infrastructure from the roof into storage of some kind is incorporated to mitigate the lack of stormwater absorption resulting from reduced open soil.

Moved by Mark Mack, seconded by Jenesa Kurland, and approved by the Committee unanimously 9-0-0.

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>

Motion:

The Venice Neighborhood Council recommends approval of the project at 433 Howland Canal, provided drought-tolerant native landscaping is planted for as much of the on-grade exposed lot as possible.

Moved by Jenesa Kurland, seconded by Robin Rudisill, and approved by the Committee:

6 Yes (JK, MMojo, NM, SW, GR, RR)

0 No

2 Abstain (JA, DT)

1 Recused (MM)

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>

Motion:

The Venice Neighborhood Council recommends denial of the project at 1209 Abbot Kinney Blvd.

Moved by Mark Mack, seconded by Jen Kurland, and approved by the Committee unanimously 8-0-0 (NM absent).

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>

No motion was made as the applicant informed the committee that the case has been withdrawn.

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 a 0' side yard relief 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>

Motion:

The Venice Neighborhood Council recommends denial of the project at 1231 Abbot Kinney Blvd.

Moved by Mark Mack, seconded by Gabriel Ruspini, and approved by the Committee unanimously 8-0-0 (NM absent).

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) The meeting was adjourned at 9:44 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:

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/casenumbr/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/casenumbr/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/casenumbr/DIR-2026-2023-MEL-HCA>