



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 28, 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/83858541867>

Phone one-tap:

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+16694449171,,83858541867# US

Join via audio:

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Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Secretary@VeniceNC.org al o por correo electrónico www.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 8 through 17 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 May 7, 2026**
<https://www.venicenc.org/assets/documents/5/meeting6a01610e599ce.pdf>
- 5) **Public Comment on Non-Agenda Items** (10 minute limit)
- 6) **Neighborhood Outreach**
- 7) **Chair Update**
- 8) **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>
- 9) **2 Catamaran** (at Ocean Front Walk)
DIR-2025-4908-CDP-SPPC-MEL, AA-2025-4907-PM-CC, ENV-2025-4909-CE
Case on hold
Planner: Luis.c.Lopez@lacity.org
Project Description: Preliminary parcel map to convert a 3-unit building with 14 parking spaces into a 3-unit condo building with 14 parking spaces
LUPC Staff: Jen Kurland, Robin Rudisill
<https://planning.lacity.gov/pdiscaseinfo/Search/casenumbr/DIR-2025-4908-CDP-SPPC-MEL>
- 10) **1700 Lincoln/Companion** (at Nowita)
ADM-2026-1827-RBPA
Case NOT on hold
Planner: Edwin.Cano@lacity.org
Project Description: 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.

LUPC Staff: Gabriel Ruspini & Robin Rudisill

<https://planning.lacity.gov/pdiscaseinfo/Search/casenumbr/ADM-2026-1827-RBPA>

11) **318-320 Sunset Ave/Gjusta** (between Hampton Dr & 3rd Ave)

ADM-2026-1572-RBPA

Case NOT on hold

Planner: Graciela.Acosta@lacity.org

Project Description: 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.

LUPC Staff: Robin Rudisill

<https://planning.lacity.gov/pdiscaseinfo/Search/casenumbr/ADM-2026-1572-RBPA>

12) **2536 Lincoln Blvd/The Lincoln** (near Elm St, across from Grant Ave, north of Washington Blvd)

ZA-2026-669-CUB, ENV-2026-670-CE

Case NOT on hold

Planner: Eveline.Bravo-Ayala@lacity.org

City Hearing Date: not yet scheduled

Project Description: a CUB for the on-site sale & dispensing of a full line of alcoholic beverages in conjunction with an existing 2,968 SF bar, including live entertainment

LUPC Staff: Gabriel Ruspini

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2026-669-CUB>

13) **533 Rose Ave/Chulita** (cross street Dimmick Ave, across from Rennie Ave)

ZA-2026-747-CUB, ENV-2026-748-CE

Case NOT on hold

Planner: Eveline.Bravo-Ayala@lacity.org

City Hearing Date: not yet scheduled

Project Description: a CUB to allow the sale & dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 1,264 SF restaurant with 32 seats.

LUPC Staff: Gabriel Ruspini

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2026-747-CUB>

14) **22 27th Ave** (between Speedway Alley & Pacific Ave)

DIR-2025-6163-CDP-SPPC, ENF-2025-6164-CE

Case on hold

Planner: Ira.Brown@lacity.org

Project Description: Major remodel & addition of a duplex – extend front porch, new garage & 2nd story addition, with roof deck & reduction of parking from 3 to 2 spaces

LUPC Staff: Mehrnoosh Mojallali

<https://planning.lacity.gov/pdiscaseinfo/Search/casenumbr/DIR-2025-6163-CDP-SPPC>

15) **2918 Clune Ave** (between Washington Blvd & 28th Ave)

DIR-2026-1088-CDP-MEL-HCA, ENV-2026-1090-CE

Case on hold

Planner: Luis.c.Lopez

Project Description: 985 sf addition to rear house, 1st & 2nd floor w/rooftop deck, & new 354 sf ADU over existing garage, with 2 parking spaces

LUPC Staff: Gabriel Ruspini

<https://planning.lacity.gov/pdiscaseinfo/Search/casenumbr/DIR-2026-1088-CDP-MEL-HCA>

16) **901 Abbot Kinney Blvd** (at Brooks Ave)

ZA-2026-1891-CUB

Case NOT on hold

Planner: Eveline.Bravo-Ayala@lacity.org

Project Description: A conditional use permit to allow the sale & dispensing of a full line of alcoholic beverages in conjunction with a 10,260 sf existing office containing 179 indoor seats & 71 outdoor seats on an uncovered outdoor patio with incidental live entertainment; hours of operation shall be limited to 7 am - 12 am Sunday to Wednesday and 7 am - 1 am Thursday to Saturday.

LUPC Staff: Mark Mack

<https://planning.lacity.gov/pdiscaseinfo/Search/casenumbr/ZA-2026-1891-CUB>

17) **601 Ocean Front Walk** (at Sunset Ave)

DIR-2026-2032-CDP-SPPC-MEL-HCA, EAR-2026-2031-DB-HCA, ENV-2026-2033, EAF

Case on hold

Planner: Luis.c.Lopez@lacity.org

Project Description: Demolition of a surface parking lot & construction of a 4-story, 50', 28,527 sf mixed-use structure with 30 dwelling units including 5 units reserved for low-income (LI) units, with 9,000 sf ground floor commercial, with 46 parking spaces (43 required by covenant)

LUPC Staff: Mark Mack & Robin Rudisill

<https://planning.lacity.gov/pdiscaseinfo/Search/casenumbr/DIR-2026-2032-CDP-SPPC-MEL-HCA>

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:

104 Paloma Ave
904 Victoria Ave
661 Washington Blvd

b. Projects needing further review/assignments:

None

NEW PROJECTS FROM CNC REPORTS SINCE LAST MEETING:

May 16, 2026 CNC report:

104 Paloma Ave (nearest cross street Pacific Ave) DIR-2026-2245-SPPC; 201 sf 1-story addition to existing 1-story SFD, FURTHER REVIEW WAIVED
<https://planning.lacity.gov/pdiscaseinfo/Search/casnumber/DIR-2026-2245-SPPC>

1410 Main St (between Market St & Horizon Ave) CPC-2021-2020-DB-CDP-SPPC-MEL-HCA-1A; Citizen appeal of City Planning Commission approval of demolition of 2 single-family dwellings, and the construction of a 26,845 SF, 5-story, 57' 10" mixed-use building on 3 lots, consisting of 19 residential units, of which 4 residential units will be set aside for Very Low Income (VLI) households; 6,152 SF of restaurant uses including 3,177 SF of indoor dining Service Floor Area and 467 SF of outdoor dining Service Floor Area; 656 SF of office uses and a roof deck with a solar trellis and a roof access structure, providing 28 parking spaces within a one level subterranean garage. LUPC STAFF: MARK MACK & ROBIN RUDISILL
<https://planning.lacity.gov/pdiscaseinfo/Search/casnumber/CPC-2021-2020-DB-CDP-SPPC-MEL-HCA-1A>

904 Victoria Ave (nearest cross street Marian Place) DIR-2026-2295-MEL; Mello Act Compliance Review for conversion of garage into 316 sf detached ADU, FURTHER REVIEW WAIVED
<https://planning.lacity.gov/pdiscaseinfo/Search/casnumber/DIR-2026-2295-MEL>

661 Washington Blvd (at Bryan Ave & Harbor St) DIR-2026-2399-MEL; Mello Act Compliance Review for conversion of a 2-car garage to a new ADU, FURTHER REVIEW WAIVED

<https://planning.lacity.gov/pdiscaseinfo/Search/casenumbe r/DIR-2026-2399-MEL>

1139 Cabrillo Ave (near Aragon Court) DIR-2026-2402-CDP; Demo of existing 1,078 sf SFD & remodel to separate existing SFD make 2 separate units on 2 untied lots, LUPC STAFF: NICOLE MEYER

<https://planning.lacity.gov/pdiscaseinfo/Search/casenumbe r/DIR-2026-2402-CDP>

1026 Berkeley Dr (at Yale Ave) DIR-2026-2436-CDP-MEL-HCA, AA-2026-2434-PMUL; demo of existing SFD, subdivision of existing lot into two lots & construction of new 2-story SFDs on each new lot, using Urban Lot Split/SB 9; LUPC STAFF: MARK MACK & ROBIN RUDISILL

<https://planning.lacity.gov/pdiscaseinfo/Search/casenumbe r/DIR-2026-2436-CDP-MEL-HCA>

<https://planning.lacity.gov/pdiscaseinfo/Search/casenumbe r/AA-2026-2434-PMUL>

924 Victoria Ave (between Lincoln Blvd & Marian Place) DIR-2026-2447-CDP-MEL-HCA, ENV-2026-2449-EAF; construction of 2 SFDs & 1 ADU; LUPC STAFF: NICOLE MEYER

<https://planning.lacity.gov/pdiscaseinfo/Search/casenumbe r/DIR-2026-2447-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

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.

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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](#).