



# 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 MINUTES

Thursday, May 28, 2026, 6 PM

1) The meeting was called to order at 6:34 pm.

2) In attendance:

Mark Mack, Chair	<input checked="" type="checkbox"/>	Mehrnoosh Mojallali	<input checked="" type="checkbox"/>	Gabriel Ruspini	<input checked="" type="checkbox"/>
Jalal Awan	<input checked="" type="checkbox"/>	Nicole Meyer	<input type="checkbox"/>	David Turnbull	<input type="checkbox"/>
Jenesa Kurland	<input checked="" type="checkbox"/>	Robin Rudisill	<input checked="" type="checkbox"/>	Sarah Wauters	<input checked="" type="checkbox"/>

3) Declaration of Conflicts of Interest or Ex-Parte Communications

**None noted**

4) Approval of Prior Meeting Minutes for May 7, 2026

<https://www.venicenc.org/assets/documents/5/meeting6a01610e599ce.pdf>

**Moved by Mark Mack, seconded by Jen Kurland, unanimous approval. 7-0-0. (2 absent)**

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

6) Neighborhood Outreach

**Be sure to give the Outreach Chair (Erica) a one week notice when flyers or door hangers are needed.**

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](mailto: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 2<sup>nd</sup> floor with a rooftop deck, with no parking provided. 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-2026-21-CDP-ADJ-MEL-SPPC>

Motion:

**The Venice Neighborhood Council recommends approval of the project at 1219 Abbot Kinney Blvd, conditioned on the following changes:**

- 1) No setback relief on both side yards – 1 side only
- 2) 10 foot front setback for planting of large native trees (see also 5)
- 3) Alternative parking accommodations or a contribution to the in lieu fee parking fund,
- 4) Addition of publicly accessible space on Abbot Kinney, a larger sidewalk
- 5) Green elements and permeable surfacing
- 6) Rainwater management
- 7) No rooftop use on top of second floor as residential buildings abutting to the north, and
- 8) An additional residential unit.

**Moved by Mark Mack, Seconded by Robin Rudisill**

**Vote: 7-0-0 (2 absent)**

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](mailto: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>

Motion:

**The Venice Neighborhood Council recommends approval of the project at 2 Catamaran St, as proposed, with the condition that the planting area adjacent to the building should be planted according to the landscape plan approved under the original R-permit, and if that permit is no longer in effect, a new R-permit will be requested to plant a native tree and native plants.**

**Moved by Robin Rudisill, Seconded by Mark Mack**

**Vote: 7-0-0 (2 absent)**

10) **1700 Lincoln/Companion** (at Nowita) **POSTPONED**

ADM-2026-1827-RBPA

Case NOT on hold

Planner: [Edwin.Cano@lacity.org](mailto: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 & 3<sup>rd</sup> Ave) **POSTPONED**  
ADM-2026-1572-RBPA  
Case NOT on hold  
Planner: [Graciela.Acosta@lacity.org](mailto: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) **POSTPONED**  
ZA-2026-669-CUB, ENV-2026-670-CE  
Case **ON HOLD**  
Planner: [Eveline.Bravo-Ayala@lacity.org](mailto: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)  
**POSTPONED**  
ZA-2026-747-CUB, ENV-2026-748-CE  
Case **ON HOLD**  
Planner: [Eveline.Bravo-Ayala@lacity.org](mailto: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 27<sup>th</sup> Ave** (between Speedway Alley & Pacific Ave)  
DIR-2025-6163-CDP-SPPC, ENV-2025-6164-CE  
Case on hold  
Planner: [Ira.Brown@lacity.org](mailto:Ira.Brown@lacity.org)  
Project Description: Major remodel & addition to a duplex – extend front porch, new garage & 2<sup>nd</sup> story addition, with roof deck & **maintaining 3 parking spaces**

LUPC Staff: Mehrnoosh Mojallali

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

Motion:

**The Venice Neighborhood Council recommends approval of the project at 22-22 1/2 27<sup>th</sup> Ave walk street, as proposed.**

**Moved by Mehrnoosh, Seconded by Mark Mack**

**Vote: 6-0-1 (2 absent)**

- 15) **2918 Clune Ave** (between Washington Blvd & 28<sup>th</sup> 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, 1<sup>st</sup> & 2<sup>nd</sup> floor w/499 SF 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>

Motion:

**The Venice Neighborhood Council recommends approval of the project at 2918 Clune Ave, as proposed, conditioned on planting native trees and plants in the front yard and parkway.**

**Moved by Gabriel Ruspini, Seconded by Robin Rudisill**

**Vote: 7-0-0 (2 absent)**

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

ZA-2026-1891-CUB

Case NOT on hold

Planner: [Eveline.Bravo-Ayala@lacity.org](mailto: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) **POSTPONED**

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](mailto: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 & Jalal Awan

<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) **The meeting was adjourned at 9:51 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:

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/casenumbr/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: ROBIN RUDISILL TO PROPOSE TO ADCOM THAT VNC SUPPORTS THE APPEAL

<https://planning.lacity.gov/pdiscaseinfo/Search/casenumbr/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/casenumbr/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-cargarage to a new ADU, FURTHER REVIEW WAIVED

<https://planning.lacity.gov/pdiscaseinfo/Search/casenumbr/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: MEHRNOOSH MOJALLALI

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

<https://planning.lacity.gov/pdiscaseinfo/Search/casenumbr/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 & SARAH WAUTERS

<https://planning.lacity.gov/pdiscaseinfo/Search/casenumbr/DIR-2026-2447-CDP-MEL-HCA>