



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, July 30, 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 Senate Bill 707 INFORMATION AT THE END OF THE AGENDA.

Join ZOOM MEETING from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/86174022887>

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Webinar ID:

861 7402 2887

International numbers available:

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

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.

Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the agenda item for Public Comment on Non-Agenda Items. 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 meeting. Public comment is limited to number of minutes shown on the agenda, unless adjusted by the Committee Chair.

You may also submit your public comment via email in advance to the LUPC at LUPC@VeniceNC.org. Items 4 and 8 through 16 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	_____

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

4) **Approval of Prior Meeting Minutes for July 15, 2026**

<https://www.venicenc.org/assets/documents/5/meeting6a59415b41180.pdf>

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

6) **Neighborhood Outreach**

7) **Chair Update**

8) **ADU processing by California Coastal Commission**

728 Vernon Ave – 5-26-0016-W

5218 Pacific Ave – 5-26-0011-W

9) **532-534 Santa Clara Ave** (at 6th Ave)

Coastal Commission: 5-26-0094

City: DIR-2025-5757-CDP-MEL-HCA, ADM-2025-5759-VSO-ADU-HCA, ENV-2025-5758-CE
Case on hold

Planner: Luis.c.Lopez@lacity.org

Project Description: Construction of 7 new ADU's in a new 2-story, 4,996 sf building in the existing parking lot adjacent to a detached 4,800 sf, 2-story, 8-unit multi-family building with 16 parking spaces.

LUPC Staff: Mehrnoosh Mojallali

10) **901 Abbot Kinney Blvd** (at Brooks Ave)

ZA-2026-1891-CUB, ENV-2026-754-CE

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 an existing office.

LUPC Staff: Mark Mack

11) **811 Howard Ave** (nearest cross street Marr St)

DIR-2026-1941-CDP-MEL-HCA, ENV-2026-1943-EAF

Case on hold

Planner: Sienna.Kuo@lacity.org

Project Description: Demolition of existing SFD & garage & new construction of a SFD with a new detached garage.

LUPC Staff: Jalal Awan

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

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

13) **11-13 Sunset Ave** (between Speedway Alley & Ocean Front Walk)

DIR-2026-753-CDP-SPPC

Case on hold

Planner: Luis.c.Lopez@lacity.org

Project Description: Small addition & remodel of 1st & 2nd floor units, conversion of existing roof to new roof deck

LUPC Staff: Nicole Meyer

14) **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

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

15) **1700 Lincoln Blvd/Companion** (at Nowita Pl)

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

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:

728 Vernon Ave

5218 Pacific Ave

b. Projects needing further review/assignments:

None

NEW PROJECTS FROM CNC REPORTS SINCE LAST MEETING:

July 11, 2026 CNC report:

20 Washington Blvd/Jay's Global Kitchen (between Speedway Alley & Pacific Ave)

DIR-2026-3356-CDP, ENV-2026-3357-EAF

Case on hold

Planner: Sienna.Kuo@lacity.org

Project Description: Al Fresco Dining – 25 seats, 13 tables.

LUPC Staff: Sarah Wauters & Mehrnoosh Mojallali

213 Windward Ave/Hama Sushi (between Windward Ave & Main St)

DIR-2026-3333-CDP, ADM-2026-3335-CZW, ENV-2026-3334-EAF

Case on hold

Planner: Sienna.Kuo@lacity.org

Project Description: Transition from temporary to permanent Al Fresco Dining, enclosure and deck with ramp.

LUPC Staff: Sarah Wauters & Jalal Awan

22 Windward Ave/Belles Beach House (between Speedway Alley & Pacific Ave)

APCW-2026-3347-SPPE-SPPC-CDP-CUB, ENV-2026-3348-EAF

Case NOT on hold

Planner: Sienna.Kuo@lacity.org

Project Description: Addition to existing 1-story restaurant, Al Fresco Dining, & reconstruction of the historic arcade.

LUPC Staff: Sarah Wauters & David Turnbull

July 25, 2026 CNC report:

2311 Louella Ave (between Lucille Ave & Venice Blvd)

AA-2026-3805-PMUL

Case on hold

Planner: Ira.Brown@lacity.org

Project Description: Urban lot split (SB 9) to divide two parcels into one with an SFD on each lot (no construction proposed).

LUPC Staff: Gabriel Ruspini

728 Vernon Ave (between 7th Ave & Lincoln Blvd)

DIR-2026-3751-MEL-HCA

Case not on hold

Planner: Ira.Brown@lacity.org

Project Description: Mello Act Review for ADU approved by Coastal Commission 5-26-0016-W.

LUPC Staff: David Turnbull

5218 Pacific Ave (on Grand Canal between Voyage St & Union Jack St)

DIR-2026-3756-MEL

Case not on hold

Planner: Ira.Brown@lacity.org

Project Description: Mello Act Review for conversion of a 277 sf rec room into an ADU in a multi-family dwelling.

LUPC Staff: David Turnbull

802 Superba Ave (at Oakwood Ave)

DIR-2026-3865-CDP, ENV-2026-3867-EAF

Case on hold

Planner: Jason.Chan@lacity.org

Project Description: Addition to existing SFD, new detached garage, & swimming pool.

LUPC Staff: David Turnbull

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SB 707 UPDATES

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 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 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, on the [Department of Neighborhood Empowerment website](http://DepartmentofNeighborhoodEmpowerment.org), and on www.VeniceNC.org To receive agendas by email, subscribe to [L.A. City's Early Notification System \(ENS\)](http://L.A.City'sEarlyNotificationSystem(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, which are available on the VNC website Rules & Elections committee webpage