



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, July 30, 2026, 6 PM



1) **The meeting was called to order at 6:03 pm**

2) **In attendance:**

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

Strikethrough indicates absence

* Jalal arrived after the ADU Processing by California Coastal Commission vote, left the meeting for the 533 Rose Ave/Chulita vote, returned for the 1700 Lincoln Blvd/The Lincoln vote.

** Jenesa left the meeting at 7:46 pm, after the 901 Abbot Kinney Blvd vote.

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

Gabriel Ruspini will recuse on the 1700 Lincoln Blvd agenda item. Robin Rudisill had Ex-Parte communications with 901 Abbot Kinney Blvd representatives to discuss detailed conditions.

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

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

The July 15th minutes were approved unanimously.

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

6) **Neighborhood Outreach**

LUPC will need to report to the VNC Board on the effectiveness of the door hangers and flyers on a quarterly basis, based on the Board's recent conditional approval of the expenditure for these outreach tools.

7) **Chair Update** – the next meetings will be August 11th, August 27th, September 3rd, September 24th, October 8th, October 29th, November 5th, and December 3rd. The September 3rd meeting may be in person and feature various land use related presentations.

8) **ADU processing by California Coastal Commission** – the following ADU cases were discussed:

728 Vernon Ave – 5-26-0016-W

5218 Pacific Ave – 5-26-0011-W

Motion:

The Venice Neighborhood Council requests that the LUPC Chair be included in all Venice Coastal Zone notices to City Planning of project applications to be processed by the Coastal Commission Staff, whether exemption, waiver, or immaterial amendment.

Moved by David Turnbull, seconded by Robin Rudisill, unanimous approval. 7-0-0. (SW & JA absent)

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

Motion:

The Venice Neighborhood Council opposes the 7-ADU project at 532-534 Santa Clara Ave because it challenges common sense, appropriating the State's definition of an ADU to create a stand-alone multi-apartment building that should be subject to greater scrutiny by LUPC and the Venice community.

Moved by David Turnbull, seconded by Mark Mack. 6-0-2. (SW absent)

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

Motion:

The Venice Neighborhood Council recommends approval of the project at 901 Abbot Kinney Blvd, with the following conditions (for any of the requested conditions that are not included in the ZA determination, the applicant will prepare a "side letter" to the ZA committing to them for as long as the CUB is in effect and being utilized, with a "cc" to the VNC and the Council Office):

- 1) The applicant shall preserve the Frank Israel exterior facade element on Brooks Ave and incorporate information regarding Charles and Ray Eames as well as Frank Israel and his association with the building on the historical plaque.**
- 2) Outdoor music shall be limited to ambient levels during school hours and prohibited after 10:00 pm. "Ambient music" shall mean pre-recorded background music played at a volume low enough to permit normal conversation, intended solely to enhance the atmosphere of the establishment and not to serve as entertainment or a draw. Ambient music shall not include any live performance, disc jockey, karaoke, amplified vocals, or**

any music that causes patrons to gather, watch, or dance. Outdoor ambient music shall not cause the noise level on any adjacent property to exceed the ambient noise level by more than five (5) decibels as measured per LAMC Sec. 111.02 and shall comply with the presumed ambient levels of LAMC Sec. 111.03.

- 3) Alcohol service shall remain incidental to the office/food use, not a bar or nightclub, as conditioned per the Type 57 ABC License (Authorizes the sale of beer, wine and distilled spirits, to members and guests only, for consumption on the premises where sold.)
- 4) Temporary Special Events* shall not occur during school hours.
- 5) Temporary Special Events shall be capped at 24 per year (reduced from 36 in current application), with no more than five (~20%) on Sunday-Wednesday.
- 6) For Temporary Special Events held between Sunday-Wednesday, outdoor amplified music shall follow the same limits as typical days except that outdoor amplified music above ambient level may occur from the end of the school day until midnight.
- 7) For every Temporary Special Event, sufficient off-site parking and security shall be provided to meet projected demand.
- 8) A permit from the LAPD will be obtained for each Temporary Special Event.
- 9) All proposed new trees shall be selected from the VNC Venice Best Practices Native Plant List.
- 10) Total number of Indoor Seats to be reduced from 179 to 131, and total number of Outdoor Seats to be reduced from 71 to 56. Reduction from 250 to 187 (~25%) overall.

** Temporary Special Event is defined as a private, membership- or invitation-based gathering of the establishment's members and their invited guests, held on a limited and occasional basis in furtherance of the establishment's function as a community, cultural, and entrepreneurship hub. Temporary Special Events may include, but are not limited to, member and guest meet-and-greets and networking receptions; panel discussions, lectures, and entrepreneurship, educational, or cultural talks; curated dinners and dinner conversations; art exhibitions and installations; temporary retail, culinary, or creative pop-ups; and live or recorded musical performances (including disc jockey (DJ) sets, acoustic and instrumental performances including but not limited to guitar, piano, and saxophone, and performances across a range of musical styles), together with other social, professional, cultural, or artistic programming of a similar nature.*

Moved by Mark Mack, seconded by Jalal Awan & Jen Kurland, unanimous approval. 8-0-0. (SW absent)

- 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

Motion:

The Venice Neighborhood Council recommends approval of the project at 811 Howard St, as proposed, conditioned on including at least one native tree and using native plants in the landscaping from the VNC Venice Best Practices Native Plant List.

Moved by Jalal Awan, seconded by Robin Rudisill, unanimous approval. 7-0-0. (SW, JK absent)

- 12) **2536 Lincoln Blvd/The Lincoln** (near Elm St, across from Grant Ave, north of Washington Blvd) **POSTPONED AT APPLICANT'S REQUEST**
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) **PROJECT BEING WITHDRAWN BY APPLICANT**
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

Motion:

The Venice Neighborhood Council recommends that the City defer approval of the CUB request for 533 Rose Ave until an application is filed for the Coastal Development Permit required to make the existing temporary Al Fresco Dining permanent, so that the CUB and Coastal Development Permit are considered concurrently.

Moved by Mark Mack, seconded by Robin Rudisill, unanimous approval. 6-0-0. (SW,JK, JA absent)

- 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 beer and wine only for on-site consumption in conjunction with a restaurant with 1,279 sf of indoor floor area, with 44 indoor seats and 8 outdoor seats, in a 179 sf outdoor patio on site, operating from 7 am to 11 pm daily, in the [Q]C2-1-CDO zone.

LUPC Staff: Robin Rudisill

Motion 1:

The Venice Neighborhood Council (VNC) does not support a process for issuance of alcohol permits in areas adjacent or in close proximity to residential zones or any other sensitive use without public outreach and thus recommends that the RBP eligible area for the location for 1700 Lincoln Blvd/Companion be changed by the Council Office/City Council from a "General" to an "Alcohol Sensitive Use" zone, due to its immediate adjacency to a R1/Low Residential neighborhood in East Venice and close proximity to the R2-1 neighborhood in the Milwood/Oakwood subarea. As per the RBP ordinance this change would require that the applicant conduct outreach through the VNC/LUPC process, including providing a flyer or other summary of the restaurant information, including the name, contact information, projected opening date, and menu and alcohol to be sold (beer, wine and/or distilled spirits), seating layout, including outdoor areas if any, with evidence of the outreach submitted with the RBP application materials.

Moved by Robin Rudisill, seconded by Mark Mack. 5-0-1 (JA). (SW,JK absent, GR recused)

Motion 2:

The Venice Neighborhood Council requests that the Venice community area be evaluated by the Council office/City Council to determine "Alcohol Sensitive Use" areas for purposes of RBP applications, which we request include areas adjacent to or in close proximity to residential neighborhoods and other sensitive uses, and that all Venice RBP applications be put on hold pending that determination.

Moved by Robin Rudisill, seconded by Mark Mack, unanimous approval. 6-0-0. (SW,JK absent, GR recused)

- 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 8:55 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:

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 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