



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

TUESDAY, August 11, 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 ZOOM MEETING from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/87261703091>

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Join via audio:

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Webinar ID: 872 6170 3091

International numbers available: <https://us02web.zoom.us/j/87261703091>

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 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 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 17 are available for Discussion, Public Comment, 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 July 30, 2026

<https://www.venicenc.org/assets/documents/5/meeting6a776c4ad2e56.pdf>

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

- 6) **Neighborhood Outreach**
- 7) **Chair Update**
- 8) **Cases processed by California Coastal Commission**

Waivers for ADUs:

710 Boccaccio Ave: 5-26-0184-W
708 Brooks Ave: 5-26-0176-W (after the fact)
636 Vernon Ave: 5-26-0017-W (factory built)
846 Superba Ave: 5-26-0427-W
17 Northstar St: 5-26-0451-W

CDP Amendments for ADUs:

676 Marr St: A-5-VEN-17-0042-A1 (convert garage to JADU/remove basement)
678 Marr St: A-5-VEN-17-0044-A2 (convert garage to JADU, remove basement/expand curb cut)

Dual Zone CDP:

4119 Roma Court: 5-25-0174

Coastal Staff report

Exhibits

- 9) **213 Windward Ave/Hama Sushi** (at Main St)
ADM-2026-1849-RBPA
Case on hold
Planner: Ricardo.Martinez@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 1,853 sf of indoor floor area, with 110 indoor seats 20 outdoor seats in a 400 sf outdoor patio in the public right of way, operating from 5 pm to 9:30 pm daily, in the C1.5 zone.
LUPC Staff: Sarah Wauters & Jalal Awan
- 10) **609 Rose Ave/Wallflower RBPA** (between 6th Ave & Ruth Ave)
ADM-2026-3242-RBPA
Case NOT on hold
Planner: Edwin.Cano@lacity.org
Project Description: Sale & dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a restaurant with 427 sf of indoor floor area, with 27 indoor seats & 18 outdoor seats in a XX sf outdoor patio on site, operating from 7 am to 11 pm daily, in the C4-1 zone.
LUPC Staff: Jalal Awan
- 11) **238 Horizon Ave** (between Main & Riviera)
DIR-2026-2577-CDP-MEL-HCA, ENV-2026-2578-EAF
Case on hold
Planner: Sienna.Kuo@lacity.org
Project Description: 3rd story addition to existing duplex & new 2-story attached ADU in rear w/open floor below.
LUPC Staff: Nicole Meyer
- 12) **802 Superba Ave** (at Oakwood Ave)
DIR-2026-3865-CDP, ENV-2026-3867-EAF
Case on hold

Planner: Ira.Brown@lacity.org

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

LUPC Staff: David Turnbull

13) **Washington Square World Cup Final Closing Block Party**

<https://yovenice.com/2026/07/17/washington-blvd-block-party-to-follow-world-cup-final-viewing/>

14) **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: construction of a 4-story mixed-use structure with 30 dwelling units including 5 units reserved for low-income (LI) units, with 9,000 sf ground floor commercial

LUPC Staff: Mark Mack, David Turnbull, Jalal Awan

15) **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

16) **2471 Lincoln Blvd/Safe Place for Youth (SPY)/VCH** (between Coeur d'Alene & Garfield Ave)

Administrative Review of Operations & Condition Compliance/Adequacy

CPC-2019-6069-CU-DB-CDP-CDO-SPP-MEL-WDI

June 3, 2020 determination:

<https://planning.lacity.gov/pdiscaseinfo/document/MjMwNjc0/46e6f77e-051c-4e11-ad6d-6ce8558211cd/pdd/archive>

Planner: Juliet.Oh@lacity.org

LUPC Staff: Robin Rudisill

17) **Conditions and Other Recommendations for Permanent Supportive Housing Projects**

Council File 26-0956:

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=26-0956>

City Council Motion:

https://cityclerk.lacity.org/online/docs/2026/26-0956_misc_06-26-26.pdf

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:

2408 Boone Ave

540 Indiana Ave

b. Projects needing further review/assignments:

None

NEW PROJECTS FROM CNC REPORTS SINCE LAST MEETING:

August 8, 2026 CNC report:

5 Dudley Ave (at Ocean Front Walk)

DIR-2026-3917-CDP ENV-2026-3918-EAF

Case on hold

Planner: Ira.Brown@lacity.org

Project Description: CDP to make temporary Al Fresco Dining permanent

LUPC Staff: Sarah Wauters

52 Windward Ave (at Pacific Ave)

DIR-2026-3938-BSA ENV-2026-3266-EAF

Case NOT on hold

Planner: Undine.Petrulis@lacity.org

Project Description: Building & Safety appeal of an LADBS determination of an order to comply related to signage

Appeal

LUPC Staff: Gabriel Ruspini

70 Venice Blvd (at Pacific Ave)

DIR-2026-3952-ADJ ENV-2026-3953-EAF

Case on hold

Planner: Connie.Chauv@lacity.org

Project Description: Request for relief to grant an existing over height 16’10” tall well within a required side yard in the RD1.5 zone due to LADWP power lines

LUPC Staff: Nicole Meyer

2408 Boone Ave (at Olive Ave)

DIR-2026-4006-MEL-HCA

Case on hold

Planner: Ira.Brown@lacity.org

Project Description: Conversion of existing garage to ADU

LUPC Staff: David Turnbull

540 Indiana Ave (between 5th Ave & 6th Ave)

DIR-2026-4113-MEL-HCA

Case on hold

Planner: Jason.Chan@lacity.org

Project Description: New 2-story detached ADU

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

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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, which are available on the VNC website [Rules & Elections committee webpage](#)