



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

TUESDAY, August 11, 2026, 6 PM

1) **The meeting was called to order at 6:02 pm**

2) **In attendance:**

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

Strikethrough indicates absence

* Jalal left the meeting at 8 pm, after Item 11.

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

None noted

4) **Approval of Prior Meeting Minutes for July 30, 2026**

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

The minutes were moved for approval by Mark Mack, seconded by David Turnbull, and approved unanimously.

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

Kalani re ADUs with respect to infrastructure & affordable housing; Lionel re City Council Public Works agenda item for sidewalk repair

6) **Neighborhood Outreach**

LUPC members should encourage applicants to utilize page 12 of the City Planning application to make an initial introduction of their project to the surrounding neighbors and in hope of getting their support. Cost and coordination on outreach flyers between the Outreach Chair and LUPC members was discussed.

7) **Chair Update**

September 3rd meeting at the Venice Library is confirmed, for 5:30 pm.

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

The motion passed at the prior LUPC meeting was discussed. David Turnbull noted that more often than not ADUs have impacts that the community can see but that the Coastal Commission may not see.

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

Motion

The Venice Neighborhood Council recommends that the City defer approval of the RBPA request for 213 Windward Ave/Hama Sushi so that it can be considered concurrently with the recently filed Coastal Development Permit for transition from temporary to permanent Al Fresco Dining, enclosure and deck with ramp (DIR-2026-333-CDP).

Moved by Jalal Awan, seconded by Sarah Wauters, unanimous approval. 8-0-0. (JK absent)

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 an outdoor patio on site, operating from 7 am to 11 pm daily, in the C4-1 zone.

LUPC Staff: Jalal Awan

Motion

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 at 609 Rose Ave/Wallflower be changed by the Council Office/City Council from a "General" to an "Alcohol Sensitive Use" zone, due to its immediate adjacency to a R2/Multi-Family Residential neighborhood with approximately 22 multi-family buildings within a 300 foot radius. As per the RBP ordinance this change would require that the applicant conduct outreach through the VNC/Land Use & Planning Committee 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), and seating layout, including outdoor areas if any, with evidence of the outreach submitted with the RBP application materials.

Moved by Jalal Awan, seconded by Mark Mack, unanimous approval. 8-0-0. (JK absent)

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

Motion

The Venice Neighborhood Council recommends the City's approval of the project at 238-249 Horizon Ave, subject to clarification about the removal of the backyard tree and existing parking spot.

Moved by Mark Mack, seconded by Sarah Wauters. 1-7-0. (JK absent)

- 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
Motion
The Venice Neighborhood council recommends the City's approval of the project at 802 Superba Ave, as proposed.
Moved by Mark Mack, seconded by Robin Rudisill, unanimous approval. 7-0-0. (JK & JA absent)
- 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/>
Motion to postpone this agenda item and invite the Washington Square business community when it is re-agendized.
Moved by Robin Rudisill, seconded by Mark Mack, unanimous approval. 7-0-0. (JK & JA absent)
- 14) **601 Ocean Front Walk** (at Sunset Ave) **CONTINUED**
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) **CONTINUED**
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) **2467-2471 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
Motion
Whereas the project at 2467-2471 Lincoln Blvd, Case No. CPC-2019-6069-CU-DB-CDP-CDO-SPP-MEL-WDI, was approved as a mixed-use development consisting of permanent supportive housing and related supportive services, and commercial office use;

Whereas the project was approved pursuant to California Density Bonus Law, which expressly recognizes "a specific, adverse impact ... upon public health and safety or the physical environment" in Government Code §65915;

Whereas community members have reported significant and continuing adverse impacts associated with activities at and around the property, raising questions regarding the adequacy of the existing

Conditions of Approval and whether additional operational conditions, compliance monitoring, or other measures are warranted; and

Whereas questions have arisen as to whether the property's current uses—including SPY's street outreach and other supportive services for individuals who do not reside in the onsite supportive housing—fall within the uses authorized by the entitlement.

Resolved, the Venice Neighborhood Council recommends that the Department of City Planning and Zoning Administrator:

- 1) review the current uses and operations at 2467-2471 Lincoln Blvd and the evidence of adverse impacts on the surrounding neighborhood;
- 2) determine whether all current uses are authorized by the approved entitlement;
- 3) evaluate compliance with and adequacy of the existing Conditions of Approval; and
- 4) determine whether additional or modified operational conditions, enhanced compliance monitoring, an Evaluation of Non-Compliance under LAMC §13B.6.1, and/or initiation of Nuisance Abatement/Revocation proceedings under LAMC §13B.6.2 are warranted to address documented ongoing impacts—consistent with the project's Conditional Use findings requiring that the project's operations be compatible with and not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or public health, welfare and safety—and taking into account the public health and safety considerations expressly recognized in California Density Bonus Law, including Government Code §65915's reference to "a specific, adverse impact ... upon public health and safety or the physical environment."

Moved by Robin Rudisill, seconded by Gabriel Ruspini, unanimous approval. 7-0-0. (JK & JA absent)

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

Motion

The Venice Neighborhood Council supports the motion in Council File 26-0956 to instruct various City departments to:

- 1) report back on the feasibility of conditioning city funding permanent supportive projects on the provision of background checks and comprehensive behavioral-health and risk assessments, in addition to screening out individuals with violent criminal histories;
- 2) report with recommendations to update the City's Model Property Management Policies and Procedures to account for safety within and outside publicly funded housing projects;
- 3) prepare recommendations for strengthened "Good Neighbor" operational agreements for City-funded housing, including but not limited to required on-site security staffing levels, 24/7 staffing requirements for higher-acuity sites, security cameras in common areas and entrances, controlled access systems, and regular security audits;
- 4) report on intake and assessment protocols for supportive housing projects, including whether providers are conducting comprehensive behavioral-health and risk assessments, screening for violent criminal histories, evaluating severe mental illness and substance use needs, and matching residents with appropriate levels of care rather than placing high-acuity individuals in lower-support settings;
- 5) report with recommendations for higher-acuity placement pathways," for individuals with repeated violent conduct, serious untreated mental illness, or persistent behavioral crises, including coordination with County behavioral health programs; and

- 6) **report on the feasibility of creating a dispute resolution process to mediate concerns between neighbors and permanent supportive housing operators.**

Moved by Mark Mack, seconded by Robin Rudisill, unanimous approval. 7-0-0. (JK & JA absent)

- 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 10:26 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:

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