



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, August 27, 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.

You are invited to a Zoom webinar!

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/83722303928>

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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 meeting. Public comment is limited to the 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 LUPC@VeniceNC.org
Items 4 and 8 through 14 are available for Discussion and Possible Action.

1) Call to Order

2) Roll Call

Mark Mack, Chair

Jalal Awan

Jenesa Kurland

Mehrnoosh Mojallali

Nicole Meyer

Robin Rudisill, Vice Chair & Secretary

Gabriel Ruspini

David Turnbull

Sarah Wauters

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

- 4) **Approval of Prior Meeting Minutes for August 11, 2026**
<https://www.venicenc.org/assets/documents/5/meeting6a86216273870.pdf>
- 5) **Public Comment on Non-Agenda Items** (10 minute limit)
- 6) **Chair Update**
- 7) **ADU processing by California Coastal Commission**
No new cases since last LUPC meeting
- 8) **643 Indiana Ave** (between 6th Ave & 7th Ave)
DIR-2026-798-CDP-MEL-HCA, ADM-2025-6395-CEX, ENV-2026-800-CE
Case NOT on hold
Planner: Luis.c.Lopez@lacity.org
Original Project Description: Convert existing attached 204.4 sf garage to a 3rd bedroom & a 2nd bathroom [Or SFD garage conversion to bedroom & patio conversion to ADU?]).
Updated Project Description: Garage conversion to JADU.
LUPC Staff: Gabriel Ruspini
- 9) **237 5th Ave** (north of Rose)
DIR-2026-2564-CDP, ENV-2026-2566-EAF
Case on hold
Planner: Luis.c.Lopez@lacity.org
Project Description: 1st floor remodel & addition to existing SFD w/ 2nd floor loft addition & attic storage space
LUPC Staff: Jen Kurland
- 10) **1026 Berkeley Drive** (at Yale Ave)
DIR-2026-2436-CDP-MEL-HCA, AA-2026-2434-PMUL, ENV-2026-2438-EAF
Case on hold
Planner: Luis.c.Lopez@lacity.org
Project Description: 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
- 11) **806 Main St/881 Abbot Kinney Blvd** (at Brooks Ave)
ZA-2025-4010-CDP-SPPC-CUB, ENV-2025-4011-CE
Case on hold
Planner: Sienna.Kuo@lacity.org
Project Description: Change of use from retail to restaurant & tenant improvements within 3,190 sf tenant space on the ground floor of a mixed-use building & installation of an 1,878 sf outdoor dining area.
LUPC Staff: Sarah Wauters
- 12) **2511 Pacific Ave** (at 26th Ave walk street)
DIR-2025-5740-CDP-SPPC-ADJ-MEL-SPPA, ENV-2025-5741-CE
Case on hold

Planner: Sienna.Kuo@lacity.org

Project Description: Demo of existing 480 sf SFD & construction of a new 3,749 sf 3-story duplex on a 2,645.3 sf lot, with a reduced front yard setback of 8' in lieu of the required 15'.

LUPC Staff: Robin Rudisill

13) 924-926-928 Marco Place (between Linden Ave & Lincoln Blvd)

ADM-2026-1810-CEX, DIR-2026-3122-SPPC, ENV-2026-3123-CE

Case NOT on hold

SPPC Determination letter issued on August 12th (last day to file appeal August 27, 2026):

<https://planning.lacity.gov/pdiscaseinfo/document/MTUxNjg0/82065561-f922-4efb-8b32-0e189f041683/pdd/archive>

City Planner: Luis.c.Lopez@lacity.org (SPPC)

Alex.Vela@lacity.org/Coastal Staff (CEX)

Project Description: Repair & rehab of existing bungalows.

LUPC Staff: Nicole Meyer

14) 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 wall within a required side yard in the RD1.5 zone due to LADWP power lines

LUPC Staff: Nicole Meyer

15) Review of new projects listed in the CNC City Planning Early Notification Reports since the last LUPC meeting: See APPENDIX.

16) Case Status/Stalled Cases, New Case Assignments, Procedures – roundtable

17) Brainstorming on Policy Issues for future review--roundtable

18) 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:

431 Howland Canal

b. Projects needing further review/assignments:

NEW PROJECTS FROM CNC REPORTS SINCE LAST MEETING:

August 22, 2026 CNC report:

713 Washington Blvd (near Oxford Ave)

DIR-2026-4157-CDP-MEL-HCA, ENV-2026-4158-EAF

Planner: Ira.Brown@lacity.org

Case on hold

Project Description: Construction of a 3-story mixed use building consisting of 1 restaurant & 2 dwelling units

LUPC Staff:

431 Howland Canal (between Dell Ave & Eastern Canal)

DIR-2026-4327-CDP, ENV-2026-4328-EAF

Planner: Connie.Chauv@lacity.org

Case NOT on hold

Project Description: 90 sf addition to existing 2,085 sf SFD

Further Review Waived.

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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://www.VeniceNC.org), and on www.VeniceNC.org. To receive agendas by email, subscribe to [L.A. City's Early Notification System \(ENS\)](#)

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](#)