



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 | www.VeniceNC.org

Email: Chair-LUPC@VeniceNC.org



MINUTES

Thursday, August 27, 2026, 6 PM

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

2) Roll Call – in attendance:

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

Strikethrough indicates absence

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

None

4) Approval of Prior Meeting Minutes for August 11, 2026

<https://www.venicenc.org/assets/documents/5/meeting6a86216273870.pdf>

The minutes were moved for approval by Mark Mack, seconded by Sarah Wauters, and approved 7-0-1, with Jen abstaining as she was absent from the August 11th meeting. **Robin Rudisill noted that at the August 11th LUPC meeting a motion to conditionally approve the project at 238 Horizon Ave was denied. In spite of the denial, as per the Standing Rules it should have been put on the August 18th Board agenda and it was not. It will go on the September 15th Board agenda.**

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

Project Description: convert (E) attached garage into a 955 sf Junior Accessory Dwelling Unit (JADU) and convert (E) detached covered patio into a 235 sf Accessory Dwelling Unit (ADU).

LUPC Staff: Gabriel Ruspini

Motion

The Venice Neighborhood Council recommends the City's approval of the project at 643 Indiana Ave, as proposed, conditioned on planting of native plants and trees in the front yard and in the parkway.

Moved by Robin Rudisill, seconded by Mark Mack, unanimous approval. 8-0-0. (JA absent)

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

Motion

The Venice Neighborhood Council recommends the City's approval of the project at 237 5th Ave, provided drought-tolerant native landscaping is planted for as much of the on-grade exposed lot as possible.

Moved by Jen Kurland, seconded by Mark Mack, unanimous approval. 8-0-0. (JA absent)

10) 1026 Berkeley Drive (at Yale Ave) **POSTPONED**

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) **POSTPONED**

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) **POSTPONED**

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) **POSTPONED**

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

Motion

The Venice Neighborhood Council recommends approval of the requested Zoning Administrator Adjustment pursuant to LAMC §12.28 to permit the existing increase in height and depth of the western exterior wall at 70½ Venice Blvd, as proposed, subject to all applicable City and LADWP requirements.

Moved by Mark Mack, seconded by David Turnbull, unanimous approval. 8-0-0. (JA absent)

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) **The meeting was adjourned at 8:37 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:

431 Howland Canal

b. Projects needing further review/assignments:

None

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: Mehrnoosh Mojallali & Mark Mack

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.