



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

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

Email: Chair-LUPC@VeniceNC.org



AGENDA

Thursday, October 1, 2026, 6 PM

IN CONFORMITY WITH THE JANUARY 1, 2026 ENACTMENT OF CALIFORNIA SENATE BILL 707 (DURAZO) AND LA CITY COUNCIL FILE 23-1114, THIS VENICE NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED VIRTUALLY. SEE ALSO SB 707 INFORMATION AT THE END OF THE AGENDA.

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Webinar ID: 816 6694 9057

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 LUPC's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, LUPC 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 7 through 17 are available for discussion 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, Vice Chair & Secretary	Sarah Wauters

3) **Declaration of Conflicts of Interest or Ex-Parte Communications** – requirement to consult City Attorney

4) **Approval of Prior Meeting Minutes for August 27, 2026 & September 3, 2026**
<https://www.venicenc.org/assets/documents/5/meeting6a94d3620cd17.pdf>

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

6) **Chair Update**

7) **Neighborhood Outreach** – distribution radius

8) **Standing Rules for LUPC**

9) **ADU processing by California Coastal Commission** (David Turnbull)

ADUs processed by the Coastal Commission Staff, approved at the September 11th CCC meeting:

1223 Cabrillo Ave
625 Crestmoore Place
2408 Boone Ave
2512 Ocean Ave
1039 Pleasant View Ave
2603 Abbot Kinney Blvd

10) **Stakeholder request for LUPC to reconsider 91-26-VNC for 1139 Cabrillo Ave & 92-26-VNC for 1137 Cabrillo Ave, approved at the July 21, 2026 VNC Board meeting:**

i. **1139 Cabrillo Ave** (near Aragon Court)
DIR-2026-2402-CDP (LUPC Vote: 7-0-0)

Project Description: Demo of 1,078 sf existing rec room & remodel to separate existing SFD in order to make 2 separate units on 2 untied lots. Height of building will be 24' 11 ¾". Lot is 2,550 sf. New building will be 1,157 sf. 2 parking spaces maintained.

Motion 91-26-VNC

The Venice Neighborhood Council recommends **approval** of the project at 1139 Cabrillo Ave, conditioned on using native species in any necessary replacement planting.

j. **1137 Cabrillo Ave** (near Aragon Court)
DIR-2026-2542-CDP (LUPC Vote: 7-0-0)

Project Description: Demo of 1,103 sf portion of rec room & interior remodel of remaining 1,111 sf SFD (1,157 RFA). Lot is 2,550 sf. No parking proposed.

Motion 92-26-VNC

The Venice Neighborhood Council recommends **approval** of the project at 1137 Cabrillo Ave, conditioned on using native species in any necessary replacement planting.

Citizen complaint filed 7/22/2026, DBS order to comply issued 8/11/26

11) **238 Horizon Ave** (between Main & Riviera) **LUPC DENIAL OF SUPPORT TAKEN OFF 9.15.26 BOARD CONSENT CALENDAR DUE TO NEIGHBOR CONCERN ABOUT SAVING TREE. VNC BOARD TO HEAR CASE AT 10.20.26 BOARD MTG.**

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) **806 Main St/881 Abbot Kinney Blvd** (at Brooks Ave) **CARRIED FORWARD FR PRIOR MTG**

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

- 13) **2511 Pacific Ave** (at 26th Ave walk street) **CARRIED FORWARD FR PRIOR MTG**

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: Sarah Wauters & Robin Rudisill

- 14) **924-926-928 Marco Place** (between Linden Ave & Lincoln Blvd) **CARRIED FORWARD FR PRIOR MTG**

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

- 15) **4089 Lincoln Blvd/Brennan's** (at Carter Ave near Berkeley Dr)

DIR-2026-3260-CDP-CDO

Case on hold

Planner: Luis Lopez

Project Description: Interior tenant improvements, Al Fresco Dining area, construction of a street wall if required by Lincoln Blvd CDO, construction of a perimeter sound wall.

LUPC Staff: Jalal Awan, Robin Rudisill.

- 16) **2321 Abbot Kinney Blvd** (near Oxford Ave/Marr St)

ADM-2026-1711 CEX, ADM-2026-3317-VSO

Case approved/not on hold (neighbor concern)

Planner: Matthew.Quan@lacity.org and Luis.Lopez@lacity.org

Project Description: Change of use from health club, market & café to retail & café, with no change in parking requirement
LUPC Staff: Robin Rudisill

- 17) **Review of new projects listed in the CNC City Planning Early Notification Reports since the last LUPC meeting:** See APPENDIX.
- 18) **Case Status/Stalled Cases, New Case Assignments, Procedures** – roundtable
- 19) **Brainstorming on Policy Issues for future review**--roundtable
- 20) **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:

1039 Pleasant View Ave

226 Ruth Ave

225 Windward Ave

b. Projects needing further review/assignments:

22 25th Ave

1900 Lincoln Blvd

NEW PROJECTS FROM CNC REPORTS SINCE LAST MEETING:

September 5, 2026 CNC report:

1321 Abbot Kinney Blvd (between California Ave & Santa Clara Ave)

ZA-2026-4469-CDP-ZV-ADJ-SPPC-MEL-HCA, ENV-2026-4408-EAF

Case on hold

Planner: Ira.Brown@lacity.org

Project Description: Demo of existing structure & new construction of 8,058 sf mixed use building with new commercial uses & a 1,190 sf residential use (existing use store & residential combination), with a Zone Variance to remove requirement for onsite loading zone & an Adjustment to allow the residential structure to have a 0 ft south side yard setback in lieu of the 5 ft required.

LUPC Staff: Mark Mack

1039 Pleasant View Ave (near California Ave)

DIR-2026-4510-MEL

Case NOT on hold

Planner: Ira.Brown@lacity.org

Project Description: Legalization of a garage conversion to an ADU.

FURTHER REVIEW WAIVED

226 Ruth Ave (between Rose Ave & Dewey St)

DIR-2026-4592-MEL-HCA

Case on hold

Planner: Ira.Brown@lacity.org

Project Description: Garage ADU conversion.

FURTHER REVIEW WAIVED

September 19, 2026 CNC report:

22 25th Ave (between Pacific Ave & Speedway Alley)

DIR-2026-4680-CDP-SPPC-MEL, ENV-2026-4681-EAF

Case on hold

Planner: Dorian.Aguilar@lacity.org

Project Description: Interior remodel of a 3-story SFD & an ADU conversion of a recreation room over an existing garage.

LUPC Staff:

225 Windward Ave (near Main St)

DIR-2026-4708-MEL

Case NOT on hold

Planner: Ira.Brown@lacity.org

Project Description: Detached garage conversion to ADU.

FURTHER REVIEW WAIVED

1900 Lincoln Blvd (at Marco Place)

ZA-2026-4803-CUB-ZV

Case on hold

Planner: Connie.Chauv@lacity.org

Project Description: CUB for on-site sale, dispensing and consumption of a full line of alcoholic beverages in conjunction with a bona fide restaurant & a Zone Variance for restaurant use & associated alcohol service within the R1V2 zoned portions of the premises.

LUPC Staff:

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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](#)