



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

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

Email: Chair-LUPC@VeniceNC.org



MINUTES

Thursday, October 1, 2026, 6 PM

- 1) The meeting was called to order at 6:03 pm

- 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

Strikethrough indicates absence

- 3) Declaration of Conflicts of Interest or Ex-Parte Communications – requirement to consult City Attorney
Sarah Wauters will assume she has a Conflict of Interest with the 4089 Lincoln Blvd project and will recuse.

- 4) Approval of Prior Meeting Minutes for August 27, 2026 & September 3, 2026
<https://www.venicenc.org/assets/documents/5/meeting6a94d3620cd17.pdf>
The August 27, 2026 Minutes were approved by unanimous consent, with no objection.

<https://www.venicenc.org/assets/documents/5/meeting6ab208130379b.pdf>
The September 3, 2026 Minutes were approved by unanimous consent, with no objection.

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

- 6) Chair Update

The Building & Safety appeal at 52 Windward Ave was discussed. It relates to existing signage on the building and may overlap with our review of the Al Fresco Dining CDP for 56 Windward Ave/Menotti's. The City Planning hearing for the DBS appeal is on October 7th. Details for the hearing were shared and will be posted on the LUPC web page on the VNC website. As there may be another opportunity for VNC input if the initial planning decision is appealed, LUPC will review the case at a future meeting.

- 7) Neighborhood Outreach – distribution radius

Depends on the applicant. Mailings are more effective than door hangers or flyers. Some use 300'. The City uses 500'. We could consider a "floor" radius for all projects when residential properties are within "x" feet. Otherwise, each LUPC Staff assigned should use their judgement. Encourage applicants to use the last page of the application, which provides for neighbor input. Set a template that everyone follows for the flyers, to make it easier on Erica/Outreach. Having a dial in number & QR Code was suggested.

It was requested that Al Fresco Dining CDPs should have a larger forum for VNC review as evaluating them piecemeal isn't an adequate review – whole street sections should be reviewed and the cumulative impact evaluated.

An “Al Fresco Dining” Town Hall was suggested.

Discussion to be continued.

8) Standing Rules for LUPC

Jen volunteered to work with Robin on possible recommendations for changes.

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

The committee reviewed each of the above Coastal Commission ADU approvals as well as the ones proposed for approval at the October 7th Coastal Commission hearing:

321 6th Ave

1320 Abbot Kinney Blvd (attached 542 sf ADU, within existing space)

Review/follow up on the 2512 Ocean Ave ADU was requested--it will be on the next meeting's agenda to discuss possible replacement of tree being removed, and conditions will be offered.

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

Robin Rudisill noted the receipt of an email from Margaret Molloy during the July 21, 2026 Board meeting regarding a possible violation regarding the properties. A complaint was filed and there was a subsequent DBS Order to Comply (OTC). Per the applicant's representative, the OTC is for the work related to building permit #26016-90000-09938, the express permit for re-roofing & interior work, which was approved in April 2026 for work not requiring a CDP at 1137 Cabrillo Ave. In addition, it was noted that the development on 1139 Cabrillo Ave was constructed as an attachment to 1137 Cabrillo Ave, the rec room addition permitted in 1979.

Those who voted in support of the original motions were asked if they wanted to make a motion for reconsideration. Noone moved for reconsideration. There was no public comment. Thus, no motion for reconsideration was entertained.

- 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 & KEEPING ELEMENTS OF CONTRIBUTOR STATUS ON FRONT ELEVATION. 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 **and up to 6 parking spaces and bicycle parking.**

LUPC Staff: Nicole Meyer

The applicant's representative will consider: 1) replacing the avocado tree with another mature tree, possibly in the front yard space, 2) a Toyon hedge down length of the side yard planter, and 3) the changes discussed for the third floor to maintain the historic profile of the front elevation. Applicant's rep to also contact the Office of Historic Resources to discuss. CONTINUED TO NEXT MEETING

- 12) **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

- 13) **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: 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

The committee discussed the removal of the entire previously existing landscape, which also removed the shade previously covering the walk street. It was noted that the Coastal Act's definition of "Development," which requires a CDP, includes the "removal or harvesting of major vegetation other than for agricultural purposes." This is particularly relevant in the walk streets, a "highly scenic area" as per LUP Policy I.D.3 (page II-26). All elements of the building must be considered (framing, windows, doors, roof, foundation, outside stucco or siding or other materials) to determine extent of demolition, not just framing. It was noted that there was no historic review done in the City's review of the project because the project was processed as a Coastal Exemption, which is a ministerial permit. Only discretionary permits, such as a CDP, trigger a CEQA review and a Mello review (which might have been beneficial for the then-existing tenants). An historic property being processed as a Coastal Exemption is an important issue and should be looked at more carefully by City and State (Coastal Commission). Some of the neighbors applied for historic preservation, but too many of the historic elements had been changed (including 100% of the landscape, which was a key part of the historic property), and the historic preservation application was denied by the City. However, the property is still listed as a Contributor. Members noted that we do not want to see a precedent of projects evading CDPs and that we should be very firm about not setting a bad precedent. Nicole is in process of obtaining the details of the building permits obtained by the applicant, which appear to be self-issued online. CONTINUED TO NEXT MEETING

15) 4089 Lincoln Blvd/The Turtle (formerly 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 (**entirely on private property, not in public right-of-way**), construction of a street wall if required by Lincoln Blvd CDO, construction of a perimeter sound wall.

LUPC Staff: Jalal Awan, Robin Rudisill.

Sarah Wauters recused herself and left the meeting.

Motion:

The Venice Neighborhood Council recommends approval of the Coastal Development Permit for the Al Fresco outdoor dining areas, construction of a street wall, and construction of a perimeter sound wall for the project at 4089-4101 Lincoln Blvd, subject to the following conditions:

- 1. Prior to issuance of any building or demolition permit, the applicant shall submit a written construction noise mitigation plan to the Council, specifying permitted work hours consistent with LAMC §41.40 and the noise limits of LAMC §111.03, the**

- sequencing and duration of jackhammering, if any, and other impact demolition, and a named on-site contact with a published phone number for construction complaints.
2. The applicant shall submit soundproofing specifications for noise mitigation at the west boundary abutting Carter Avenue, including the construction, height and acoustic rating of the proposed acoustic fence, sufficient to demonstrate attenuation to the abutting R1 properties during operating hours.
 3. The applicant shall provide written confirmation that no outdoor stage, performance venue, raised platform, dance floor or similar facility is proposed or will be installed in any outdoor dining area.
 4. Hours of operation to follow the Al Fresco Dining Ordinance regulation for abutting properties – “An Outdoor Dining Area shall operate no later than 10:30 pm on Sundays through Thursdays and no later than 11 pm on Friday’s and Saturdays.
 5. There shall be no charge for customer parking at the property.

Moved by Jalal, seconded by Nicole Meyer, 6-0-1 (DT). (MM absent, SW recused)

- 16) **2321 Abbot Kinney Blvd** (near Oxford Ave/Marr St) **POSTPONED FOR NEIGHBOR & APPLICANT REP TO DISCUSS BEFORE LUPC HEARING**
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. **CONTINUED TO NEXT MEETING**
- 18) **Case Status/Stalled Cases, New Case Assignments, Procedures** – roundtable **CONTINUED TO NEXT MEETING**
- 19) **Brainstorming on Policy Issues for future review** – roundtable **CONTINUED TO NEXT MEETING**
- 20) The meeting was adjourned at 8:58 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:

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: