



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

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

Email: Chair-LUPC@VeniceNC.org



AGENDA

Wednesday, October 7, 2026, 6 PM

You are invited to a Zoom webinar!

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 LAND USE & PLANNING COMMITTEE MEETING WILL BE CONDUCTED VIRTUALLY. SEE ALSO SB 707 INFORMATION AT THE END OF THE AGENDA.

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/85600568751>

Phone one-tap:

+16699006833,,85600568751# US (San Jose)

+16694449171,,85600568751# US

Join via audio:

+1 669 900 6833 US (San Jose), +1 669 444 9171 US, +1 253 215 8782 US (Tacoma)

Webinar ID: 856 0056 8751

International numbers available: <https://us02web.zoom.us/j/85600568751>

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, the committee 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 18 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 October 1, 2026**
<https://www.venicenc.org/assets/documents/5/meeting6ac2eae8a6d82.pdf>
- 5) **Public Comment on Non-Agenda Items** (10 minute limit)
- 6) **Neighborhood Outreach** – continue discussion on distribution radius
- 7) **Chair Update**
- 8) **ADU processing by California Coastal Commission**
2512 Ocean Ave
Coastal Commission Waiver # 5-26- 0410-W
Project Description: Construction of new 2-story, 30' (w/ varied roofline) 1,197 sf detached ADU with deepened footing foundation, roof deck, & rear fence, and removal of a sweetgum tree, to the rear of an existing 765 sf SFD on a 2,702 sf lot.
LUPC Staff: David Turnbull, Sarah Wauters
- 9) **213 Windward Ave/Hama Sushi** (between Windward Ave & Main St)
DIR-2026-3333-CDP, ADM-2026-3335-CZW, ENV-2026-3334-EAF
Case on hold
Planner: Sienna.Kuo@lacity.org
Project Description: Transition from temporary to permanent Al Fresco Dining, enclosure and deck with ramp.
LUPC Staff: Sarah Wauters & Jalal Awan
- 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.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) **52 Windward Ave** (at Pacific Ave)
DIR-2026-3938-BSA ENV-2026-3266-EAF
Case NOT on hold – hearing on October 7, 2026:
<https://planning.lacity.gov/dcpapi2/meetings/document/81421>
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
- 12) **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. CARRIED FORWARD FR PRIOR 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

13) 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

14) 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

15) 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

16) 4089 Lincoln Blvd/Brennan's (at Carter Ave near Berkeley Dr) ONLY FOR AMENDMENT TO MOTION APPROVED AT 10.1.26 MEETING FOR LANDSCAPING CONDITION

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.

- 17) **2321 Abbot Kinney Blvd** (near Oxford Ave/Marr St) **CARRIED FORWARD FR PRIOR MTG**
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
- 18) **Review of new projects listed in the CNC City Planning Early Notification Reports since the last LUPC meeting:** See APPENDIX. **CARRIED FORWARD FR PRIOR MTG**
- 19) **Case Status/Stalled Cases, New Case Assignments, Procedures** – roundtable. **CARRIED FORWARD FR PRIOR MTG**
- 20) **Brainstorming on Policy Issues for future review** – roundtable. **CARRIED FORWARD FR PRIOR MTG**
- 21) **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
2404 Clement Ave
846 Superba Ave
1223 Cabrillo Ave

b. Projects needing further review/assignments:

22 25th Ave
1900 Lincoln Blvd
2141 Glyndon Ave
2304 Strongs Ave/2305 Grand Canal

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:

October 3, 2026 CNC report:

2141 Glyndon Ave (at Victoria Ave)

AA-2026-4895-PM-SH-HCA

Case NOT on hold

Planner: Ira.Brown@lacity.org

Project Description: Parcel Map per the Starter Home Revitalization Act (SHRA) to subdivide one lot into three new lots, with a SFD & 2 car “tuck under” parking on each.

LUPC Staff:

2304 Strong's Dr/2305 Grand Canal (on Grand Canal, south of Venice Blvd)

DIR-2026-4976-CDP, ENV-2026-4978-EAF

Case NOT on hold

Planner: Ira.Brown@lacity.org

Project Description: 301 sf addition to existing SFD (dual zone).

LUPC Staff:

2404 Clement Ave (at Olive Ave)

DIR-2026-5115-MEL

Case NOT on hold

Planner: Connie.Chauv@lacity.org

Project Description: Mello approval for a new ADU

FURTHER REVIEW WAIVED

846 Superba Ave (between Oakwood Ave & Linden Ave)

DIR-2026-5120-MEL-HCA

Case on hold

Planner: Connie.Chauv@lacity.org

Project Description: Mello approval for 325 sf ADU

FURTHER REVIEW WAIVED

1223 Cabrillo Ave (at Cadiz Court)

DIR-2026-5131-MEL-HCA

Case on hold

Planner: Jason.Chan@lacity.org

Project Description: Mello approval for conversion of existing 250 sf garage into a detached ADU.

FURTHER REVIEW WAIVED

=====

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, 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](#)