Venice Neighborhood Council
LAND USE AND PLANNING COMMITTEE
PO Box 550, Venice, CA 90294 | www.VeniceNC.org
Email: Chair-LUPC@VeniceNC.org

MINUTES
Wednesday, October 7, 2026, 6 PM

1) **The meeting was called to order at 6:03.**

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**
None

4) **Approval of Prior Meeting Minutes for October 1, 2026**
https://www.venicenc.org/assets/documents/5/meeting6acedc66d420b.pdf
The prior meeting minutes were unanimously approved.

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

6) **Neighborhood Outreach**—continue discussion on distribution radius

One idea is to invite neighbors to meet onsite with the applicant's rep, prior to the LUPC hearing.

Are we able to get a copy of the City's noticing list of addresses? (ask applicants)

Can we order the flyers or door hangers ourselves so that it doesn't fall only on Outreach's/Erica Moore's shoulders?

LUPC Staff assigned will decide which approach is best for their particular case/on a case by case basis. Applicants should be asked what they are willing or can do to help.

7) **Chair Update**
Mark and David will meet with Robin Murez to further discuss the Historic District Guidelines issues.

It was suggested that we consider a Town Hall to discuss cohesiveness for set up etc. for Al Fresco Dining applications.

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
Consensus to waive further review.

It was agreed that we need to see these cases at the time of application to the Coastal Commission, not after they're approved. The process is so fast that it's easy for things to be overlooked.

Robin will ask the Coastal Staff for a meeting with her, David and Mark and the Coastal San Pedro Neighborhood Council rep to discuss our requests to send these applications to us at the time they're sent to City Planning or show us where to find them online on their website. If they disagree, then we will send periodic CPRA requests to get the information. The main concern is cumulative impacts.

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
Continued to future meeting as still waiting for application information.

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, **with no Roof Access Structures.**
LUPC Staff: Mark Mack & Robin Rudisill
Carried forward to next meeting so that the applicant representative can discuss various LUPC suggestions with the applicant and architect, particularly with respect to providing some architectural design variation between the two homes, such as with the windows and doors or having other slightly different features, as well as consideration of building around and even featuring the existing large tree.

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 **("BSA") of an LADBS determination re. an order to comply related to signage painted on the building.**
Appeal
LUPC Staff: Gabriel Ruspini **& Sarah Wauters**
Motion:

The Venice Neighborhood Council opposes the DBS appeal and supports the Department of Building & Safety position on the DBS appeal regarding the signage painted on the building at 52 Windward Ave, Case No. DBS-260034-DCP and Order to Comply #A-6539238, and submits the attached letter of explanation to the Zoning Administrator recounting the facts and case law.

Moved by Robin Rudisill, seconded by Mark Mack, 8-0-0 (1 absent)

12) **238-240 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 ground floor below, **with up to 6 parking spaces and bicycle parking**.
LUPC Staff: Nicole Meyer
Motion:

The Venice Neighborhood Council recommends denial of the proposed project at 238-240 Horizon Ave, unless the following conditions are met:

1. **Historic preservation: The applicant shall consult with the City of Los Angeles Office of Historic Resources regarding the proposed alterations, particularly for the front elevation, to ensure that the design appropriately responds to the property's identification as a contributor to the SurveyLA Historic District. In particular, all setbacks including sloped massing planes shall be required, as per the Venice Coastal Zone Specific Plan.**
2. **Landscape preservation: The applicant shall provide two replacement trees in the front yard, if the existing mature tree in the backyard is removed.**

Moved by Mark Mack, seconded by David Turnbull, 8-0-0 (1 absent)

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
No response from applicant, continue to carry forward.

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
No response from applicant, continue to carry forward.

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
CPRA docs not yet received, so continue to carry forward.

16) **4089 -4101 Lincoln Blvd/The Turtle (formerly 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 (**entirely on private property, not in the 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.
Motion for additional condition to main motion approved at 10.1.26 meeting:
6. At least 12 large native trees (48" box) shall be planted in the ground, situated around the property in order to shade seating locations as reflected in the applicant's floor plan, and native hedging, such as Toyon or Tree Ceanothus, shall be planted around the south and east corners, with as many remaining plants as possible to be chosen from the native plant list on the VNC website:
https://www.venicenc.org/assets/documents/5/committee6a28e0b2840c2.pdf

Moved by Sarah Wauters, seconded by Mark Mack, 8-0-0 (1 absent)

17) **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
Neighbor & project rep are working the issues out offline. We will continue to monitor but for now no LUPC hearing appears necessary.

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

19) **Case Status/Stalled Cases, New Case Assignments, Procedures**—roundtable.

20) **Brainstorming on Policy Issues for future review**—roundtable.

21) **The meeting was adjourned at 9:18 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
2404 Clement Ave
846 Superba Ave
1223 Cabrillo Ave

b. Projects needing further review/assignments:

All projects were assigned—see LUPC Staff assigned in red below.

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: **David Turnbull**

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: **Mark Mack**

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: **Nicole Meyer**

2304 Strongs 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: **Mehrnoosh Mojallali**

2404 Clement Ave (at Olive Ave)
DIR-2026-5115-MEL
Case NOT on hold
Planner: Connie.Chauv@lacity.org
Project Description: 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: 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: Conversion of existing 250 sf garage into a detached ADU.
FURTHER REVIEW WAIVED