Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 | www.VeniceNC.org
Email: Chair-LUPC@VeniceNC.org

AGENDA

Thursday, November 5, 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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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 the Venice Neighborhood Council'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 19 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**

4) **Approval of Prior Meeting Minutes for October 29, 2026**

https://www.venicenc.org/assets/documents/5/meeting6ae8d8385ddb9.pdf

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

6) **Neighborhood Outreach**—flyer/door hanger budget, timing, templates, applicants to print?, use of social media

7) **Chair Update**

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

9) **SHRA (Starter Home Revitalization Act) /SB 1163 projects and Demo/Remodels in East Venice**

LAMC 12.08.C.6. states:
"For the purposes of implementing this subdivision, a remodel shall mean the alteration of an existing building or structure provided that at least 50 percent of the perimeter length of the contiguous exterior walls and 50 percent of the roof are retained."

1321 Palms, 1314 Palms, 1379 Palms, 2141 Glyndon, 854 Rose

10) **Windward Historic District**

Council File 89-2402-S1

11) **Al Fresco Dining visual standards for public right-of-way and enforcement issues**

12) **718 4th Ave** demolition

13) **VNC Standing Rules for LUPC--proposed changes**

14) **ADU processing by California Coastal Commission**

3906 Pacific Ave (between Ironsides St & Hurricane St)
DIR-2026-5250-MEL-HCA
Case NOT on hold
Planner: Connie.Chauv@lacity.org
Project Description: Addition & conversion of portion of existing 3 dwelling unit property to 2 accessory dwelling units & 1 unpermitted dwelling unit.
LUPC Staff: David Turnbull

ADUs on Coastal Commission agenda for November 6th meeting—see supporting documents:
2404 Clement Ave
225 Windward Ave
230 Ruth Ave
1036 Garfield Ave

15) **1026 Berkeley Drive** (at Yale Ave) **CARRIED FORWARD FR OCT 7TH MTG**
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
Carried forward 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 perhaps featuring the existing large tree.

16) **2311 Louella Ave** (between Lucille Ave & Venice Blvd)
AA-2026-3805-PMUL
Case on hold
Planner: Ira.Brown@lacity.org
Project Description: Urban lot split (SB 9) to divide two parcels into one with an SFD on each lot (no construction proposed).
LUPC Staff: Gabriel Ruspini

17) **620 Lincoln Blvd/Fox Theater** (at Vernon Ave)
Historic-Cultural Monument Nomination
Request for letter of support to Office of Historic Resources and Cultural Heritage Commission
2021 determination approving, with conditions 1) a Community Design Overlay plan review for a commercial adaptive reuse that consists of the partial demolition of the 3,888 sf retail space to the north, and the demolition of the exterior 2,433 sf gated nursery to the south; the rehabilitation of 16,268 sf of commercial space, a 3,529 sf addition to an existing one-story commercial building with mezzanine, the refurbishment of the existing marquee and pylon sign, three new wall signs, and restriping of an existing surface parking lot; and 2) a waiver of dedication and/or improvements to waive a required 5-foot dedication along Vernon Ave (Lot3):
https://planning.lacity.gov/pdiscaseinfo/document/MTY4Mzc0/1823a02c-5d95-4003-95c4-258347c32f18/pdd/archive

18) **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

Notes from minutes of October 1, 2026 meeting: 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.

19) **601 Ocean Front Walk** (at Sunset Ave)
DIR-2026-2032-CDP-SPPC-MEL-HCA, EAR-2026-2031-DB-HCA, ENV-2026-2033,EAF
Case NOT on hold
Planner: Luis.c.Lopez@lacity.org
Project Description: construction of a 4-story mixed-use structure with 30 dwelling units including 5 units reserved for low-income (LI) units, with 9,000 sf ground floor commercial
LUPC Staff: Mark Mack & David Turnbull

20) Case Status/Stalled Cases, New Case Assignments, Procedures—roundtable

21) Brainstorming on Policy Issues for future review--roundtable

22) 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:

3906 Pacific Ave
625 Crestmoore Place
636 Vernon Ave
708 Brooks Ave
676 Marr St

b. Projects needing further review/assignments:

662 Vernon Ave
1915 Penmar Ave
1617 Crescent Place
2315 Oakwood Ave

NEW PROJECTS FROM CNC REPORTS SINCE LAST MEETING:

October 17, 2026 CNC report:

1321 Palms Blvd (between Walgrove Ave & Glyndon Ave)
VTT-85418-SH-HCA
Case on hold
Planner: Luis.c.Lopez@lacity.org
Project Description: Vesting Tentative Tract Map for a 7-lot subdivision & 7-unit housing development pursuant to SB 1123 SHRA (Starter Home Revitalization Act).
LUPC Staff: Robin Rudisill

3906 Pacific Ave (between Ironsides St & Hurricane St)
DIR-2026-5250-MEL-HCA
Case NOT on hold
Planner: Connie.Chauv@lacity.org
Project Description: Addition & conversion of portion of existing 3 dwelling unit property to 2 accessory dwelling units & 1 unpermitted dwelling unit.
LUPC Staff: David Turnbull

625 Crestmoore Place (between Abbot Kinney Blvd & Oakwood Ave)
DIR-2026-5280-MEL-HCA
Case not on hold
Planner: Ira.Brown@lacity.org
Project Description: Detached ADU approved by Coastal Commission Waiver 5-26-0008-W.
LUPC Staff: David Turnbull

636 Vernon Ave (between 6th Ave & 7th Ave)
DIR-2026-5288-MEL-HCA
Case NOT on hold
Planner: Ira.Brown@lacity.org
Project Description: Detached ADU.
LUPC Staff: David Turnbull

708 Brooks Ave (near 7th Ave)
DIR-2026-5292-MEL-HCA
Case NOT on hold
Planner: Ira.Brown@lacity.org

Project Description: Junior ADU approved by Coastal Commission Waiver 5-26-0176-W.
LUPC Staff: David Turnbull

676 Marr St (at Olive St)
DIR-2026-5357-MEL
Case NOT on hold
Planner: Ira.Brown@lacity.org
Project Description: Conversion of existing garage to JADU.
LUPC Staff: David Turnbull

613 Rose Ave (between 6th Ave & Ruth Ave)
DIR-2026-5375-CDP, ENV-2026-5376-EAF
Case NOT on hold
Planner: Connie.Chauv@lacity.org
Project Description: Change of use of 1st floor restaurant to fitness studio.
LUPC Staff: Jen Kurland

October 31, 2026 CNC report:

662 Vernon Ave (near 7th Ave)
DIR-2026-5538-CDP-MEL-HCA, ENV-2026-5539-EAF
Case on hold
Planner: Ira.Brown@lacity.org
Project Description: Demo of existing SFD & construction of 2,683 sf SFD, 668 sf detached ADU, & plunge pool, with 2 parking spaces.
LUPC Staff:

1915 Penmar Ave (at Nowita Place)
ZA-2026-5524-NC
Case NOT on hold
Planner: Matthew.Lum@lacity.org
Project Description: Continued Use & maintenance of a non-conforming market with off-site beer & wine sales & instructional tasting within the RD-3 zone
LUPC Staff:

1617 Crescent Place (near Palms Blvd)
DIR-2026-5545-SPPC, ENV-2026-5546-EAF
Case NOT on hold
Planner: Ira.Brown@lacity.org
Project Description: Remodel of existing SFD, including improvements to ground-floor windows facing walk street, porch/entry area, second-floor balcony/deck, and landscape upgrades.
LUPC Staff:

2315 Oakwood Ave (between Venice Blvd & Boccaccio Ave)
DIR-2026-5551-CDP-MEL-HCA, ENV-2026-5552-EAF, ENV-2026-5550-DB-HCA
Case NOT on hold
Planner: Connie.Chauv@lacity.org
Project Description: Demo of 2 SFDs & construction of new 12-unit EAR project with 2 affordable units.
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

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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