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

MINUTES

Thursday, November 5, 2026, 6 PM

1) **The meeting was called to order at 6:05 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**
None noted.

4) **Approval of Prior Meeting Minutes for October 29, 2026**
https://www.venicenc.org/assets/documents/5/meeting6af7d8aa1cd74.pdf
The prior meeting minutes were unanimously approved.

5) **Public Comment on Non-Agenda Items** (10 minute limit)
Robin Murez asked if LUPC could have a presence with LA28. They need to be aware that Lot 731 is essential for land use needs with the Olympics coming. Also as the Olympics are coming and as in the recent election the City voted to strongly support parks funding, the City should complete the already approved plans for Centennial Park, which has been sitting empty for years. Andreas Kemkes and Mark Mack recommended the Social Housing Exhibition at the Schindler House.

6) **Neighborhood Outreach**—flyer/door hanger budget, timing, templates, applicants to print?, use of social media—**Sarah will share the template with Nicole so she can make a fill in form, which Robin will post on our website for all to access. The LUPC Staff assigned can fill in the form and ask applicants to assist with copies as well as to provide a copy of the radius map document and address list for their city hearing (part of their application package). Any remaining VNC budget can be used for smaller developers who may not be able to afford the copies. LUPC Staff to use judgement in how flyers are distributed (radius used and distributed by whom--LUPC or applicant/rep).**

7) **Chair Update**—**next meeting will be on December 2nd, 5:30 pm, at the Venice library. The recent election resulted in approval of the Charter amendment to have just one appeals board in the City of L.A. and do away with the Area Planning Commissions. It was suggested that at a future meeting we consider a motion to treat the Coastal Zone differently. The new Mayor is a former planner. Mark may ask her to meet with us in the future to discuss the Venice Dell project and other issues.**

8) **Review of new projects listed in the CNC City Planning Early Notification Reports since the last LUPC meeting**: See **APPENDIX. New cases were assigned, no change for waived projects.**

9) **SHRA (Starter Home Revitalization Act) /SB 1163 projects and Demo/Remodels in East Venice**—**Nicole gave a presentation on the SHRA. The definition of remodel was discussed. The committee will come back to this at a future meeting, with special notice to East Venice residents to attend.**

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, 1124 Palms

10) **Windward Historic District**

Council File 89-2402-S1
Robin will schedule a meeting with Ira Brown to discuss in more detail. Item will be continued until after that meeting.

11) **Al Fresco Dining visual standards for public right-of-way and enforcement issues**—**Serious concern was expressed about the unsightliness and hodge podge nature of most Al Fresco Dining areas; for example, Washington Square. It was noted that other cities have much more planning and also design standardization. We should focus on this, especially with the Olympics coming. It was decided that Mark would ask for a meeting with the Council Office staff to discuss this, and this also should be on the Agenda for the December 9th joint meeting of LUPC and the Parking, Transportation and Infrastructure committees.**

12) **718 4th Ave**
Project description: demolition notice posted without having filed the CDP application.

Motion 1:
Whereas, the demolition notice posted at 718 4th Ave has raised concerns regarding the City's processing of this application for a building permit for a demolition in the Coastal Zone before a Coastal Development Permit (CDP) application has been submitted, as well as the adequacy/clarity of public notification and lack of historic resources review.
Resolved, the Venice Neighborhood Council requests that the Department of Building & Safety and the Department of City Planning provide written confirmation that no demolition permit for 718 4th Ave will be issued until all applicable Coastal Zone and Historic Resources review requirements have been satisfied.

Moved by Robin, seconded by Mark, 7-0-1 (1 absent)

Motion 2:
Whereas, the Department of Building and Safety (DBS) demolition procedures and Information Bulletin P/BC 2023-039 do not clearly explain the additional, specific requirements applicable to demolition in the Coastal Zone;
Resolved, the Venice Neighborhood Council (VNC) requests that the DBS and the Department of City Planning (DCP):

1. **Ensure that all Coastal Zone demolition permit applications explicitly identify a Coastal Zone clearance requiring verification of an approved CDP or legally valid coastal exemption determination prior to issuance of a demolition permit.**

2. **Ensure that demolition applications for buildings more than 55 years old receive all applicable Historic Resources screening and review, with the screening/reviews documented before demolition permits are issued.**
3. **Revise public notices for Coastal Zone demolitions to prominently disclose any coastal approvals that remain outstanding and that demolition has not yet been authorized.**
4. **Revise DBS demolition bulletins and procedures to clearly distinguish Coastal Zone requirements from general Citywide demolition procedures, including the need for applicable CDP approval.**
5. **Ensure that demolition and associated replacement development are appropriately evaluated together where required under the Coastal Act and applicable City regulations.**

Be it further resolved, the VNC requests that DBS and DCP provide written clarification of these procedures and confirm that no demolition permits in the Coastal Zone will be issued until all applicable Coastal Zone and Historic Resources review requirements have been satisfied.

Moved by Robin, seconded by Mark, 7-0-1 (1 absent)

13) VNC Standing Rules for LUPC--proposed changes

The Venice Neighborhood Council approves the proposed Standing Rules changes for LUPC, as follows:
https://www.venicenc.org/assets/documents/5/meeting6af549bf8f3e8.pdf

Moved by Robin, seconded by Jen, 8-0-0 (1 absent)

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

Robin will schedule a meeting with Coastal Staff to request follow up on the VNC's request to provide City Neighborhood Councils notice of Coastal Zone ADU applications. Robin and David to present this project to Coastal Staff, among others, and express concern about Coastal waivers of ADU projects without careful consideration of issues, reiterating the value of neighborhood outreach/review.

ADUs on Coastal Commission agenda for November 6th meeting—see supporting documents:
2404 Clement Ave
225 Windward Ave
230 Ruth Ave
1036 Garfield Ave
No issues noted.

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.

Continued to December 2, 2026 LUPC meeting due to applicant scheduling conflict.

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

Continued to future meeting so that LUPC Staff can ask the owner and Ira Brown for application information regarding the plan for parking and pedestrian access/entrance and whether it will involve easements.

17) **620 Lincoln Blvd/Fox Venice 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
Motion:
The Venice Neighborhood Council supports the application for Historic Cultural Monument for the Fox Venice Theater, 620 Lincoln Blvd:
https://www.venicenc.org/assets/documents/5/meeting6aeb7cd1d3008.pdf

Moved by Robin, seconded by David, 7-1-0 (1 absent)

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.
Continued to future meeting as still waiting for CPRA documents.

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
Motion:
The Venice Neighborhood Council supports the project at 601 Ocean Front Walk, conditioned on the applicant's representative working with LUPC Staff to provide updated renderings showing solutions to:

1. **Make the Speedway Alley side of the project less constrained and more open and transparent.**
2. **Communicate the transparency and openness of the stairwells.**
3. **Clearly articulate short-term parking and loading zones on the drawings.**

4. **Articulate arches as details along the Sunset side of the building with arched windows.**
5. **Explore a cobblestoned surface for the Sunset Ave walk street and private access for neighbors across Sunset Ave.**

Moved by Robin, seconded by Mark, 7-0-0 (2 absent)

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

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

22) **The meeting adjourned at 10:42 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:

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: **Jenesa Kurland**

1915 Penmar Ave/Bodega & Palms (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: **Robin Rudisill**

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: **David Turnbull**

2315=2317 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: **Mark Mack & Robin Rudisill**