



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

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

Email: Chair-LUPC@VeniceNC.org



VNC | Land Use and Planning Committee

MINUTES

Thursday, September 11, 2025, 6:30 pm
Venice Abbot Kinney Memorial Library
Community Room
501 S Venice Blvd, CA 90291 (310) 821-1769

1) The meeting was called to order at 6:35 pm.

2) Roll Call

David Feige	<u> </u>	Mark Mack, Chair	<u>X</u>	Robin Rudisill	<u>X</u>
Ted Henderson	<u>X</u>	Nicole Meyer	<u>X</u>	David Turnbull	<u>X</u>
Jenesa Kurland	<u>X</u>	Mehrnoosh Mojallali	<u>X</u>	Sarah Wauters	<u>X</u>

3) Declaration of Conflicts of Interest or Ex Parte Communications

Nicole Meyer recused from Item 10. 920 Victoria Ave

4) **The meeting minutes for June 5, 2025 and June 26, 2025 were approved 2-0-0**

5) Public Comment on Non-Agenda Items

6) Chair Update

none

7) Committee introductions and comments

LUPC Chair Mark Mack introduced himself and shared his vision for the term. The other committee members also introduced themselves.

8) Pending city and state legislation

None reported.

OLD BUSINESS

9) 305 Rose Ave (corner of Hampton)(APCW-2025-2220-CDP-SPPE-SPPC-CUB-CU2; ENV-2025-2222-CE)(case on hold)(Planner: Sienna.Kuo@lacity.org):

Conversion of a 5,759 SF existing Historical Place Church space to a neighborhood private social club and co-working space with a CUB for onsite Alcohol Sales for members (Mark Mack, LUPC Staff)

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/APCW-2025-2220-CDP-SPPE-SPPC-CUB-CU2>

This agenda item was continued so that more definitive project description and conditions can be brought back to a future meeting.

NEW BUSINESS

10) 920 Victoria Ave (between Marian Place & Lincoln Blvd)(DIR-2025-2807-CDP-MEL-HCA; ENV-2025-2809-CE)(case NOT on hold)(Planner:

Luis.Lopez@lacity.org:

New 168 SF ADU on existing detached garage to an existing single-family dwelling (David Turnbull, LUPC Staff)

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-2807-CDP-MEL-HCA>

The following motion was approved:

The Venice Neighborhood Council recommends the City's approval of the project at 920 Victoria Ave, as proposed.

Moved: David Turnbull

Seconded: Mark Mack

7-0-0 (David Feige absent, Nicole Meyer recused)

11) New projects listed in the CNC City Planning Early Notification Reports since the last LUPC meeting:

See Appendix

12) Projects for which additional review is waived, to be reported to Board—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 Venice Neighborhood Council waives review of the following projects, without prejudice:

1715 Pacific Ave (ADM-2025-3276-RBPA; admin clearance for sale of alcohol in conjunction with a restaurant)

2618 Pacific Ave (DIR-2025-4028-MEL, ENV-2025-4029-CE; stand-alone Mello Act review for the conversion of a garage to an ADU)

320 Sunset Ave (ZA-2024-3173-CUB-1A, ENV-2024-3174-CE; appeal of conditional use permit for sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 4,648 SF bakery, 405 SF retail space, and a 901 SF restaurant with 794 SF patio and

hours of operation from 7 am to 10 pm on Sunday through Thursday and 7 am to 11 pm on Friday & Saturday)

708 Sunset Ave (DIR-2025-4468-CDP-MEL, ENV-2025-4469-CE; conversion of an existing recreation room into an ADU, plus an addition of a 2nd floor bedroom/bathroom)

701-701 ½ Vernon Ave (AA-2018-2001-PMLA-SL-EXT, DIR-2018-2002-CDP-MEL, ADM-2021-7882-VSO, ADM-2019-1061-SLD, ENV-2018-1990-CE; permit extension for a small-lot subdivision)

2207 Brenta Place (DIR-2020-837-CDP-SPP-MEL-EXT, VTT-82476-CC-EXT, ENV-2020-838-CE; permit extension for a Vesting Tentative Tract Map to merge 2 existing lots to create 1 lot and convert an 8-unit apartment building into an 8-unit condominium building with 16 residential parking spaces and 2 guest parking spaces)

670 Westminster (DIR-2025-4836-CDP-MEL, ENV-2025-4837-CE; conversion of a 460 SF garage into an ADU)

13) Projects needing further review/assignments (see project details in Appendix)—
to be assigned prior to the next meeting by the LUPC Chair:

640 Santa Clara Ave

725 Amoroso Place

806 Main Street

27 Ketch Street

40 Windward

100 Venice Way

748 Flower Ave

1028 Pleasant View Ave

2 Catamaran

14) Any final public comment on non-agenda items

15) The meeting was adjourned at 7:52 pm.