



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 AGENDA

Thursday, September 25, 2025

6:00 pm

**Venice Abbot Kinney Memorial Library
Community Room
501 S Venice Blvd, CA 90291 (310) 821-1769**

Alternatively, you may submit your public comment via email in advance to the Chair at Mark.Mack@VeniceNC.org. Participation is open to all Stakeholders of the Venice Neighborhood Council. All items are available for discussion and possible Motion, except there will be no individual hearing for the cases listed in the Appendix, which are the new projects listed in the CNC City Planning Early Notification Reports since the last LUPC meeting.

1) Call to Order

2) Roll Call

David Feige	___	Mark Mack, Chair	___	Robin Rudisill	___
Ted Henderson	___	Nicole Meyer	___	David Turnbull	___
Jenesa Kurland	___	Mehrnoosh Mojallali	___	Sarah Wauters	___

3) Declaration of Conflicts of Interest or Ex Parte Communications

4) Approval of Prior Meeting Minutes – September 11, 2025

<https://www.venicenc.org/assets/documents/5/meeting68d16bee7ad9d.pdf>

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

6) Chair Update

7) City and state legislative issues

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

See Appendix for detailed listing.

Note: there will not be a hearing on the individual projects listed. There will only be

a discussion on whether additional review will be waived (in which case the project will be assigned and reviewed).

- a. Projects for which additional review is waived, to be forwarded to the VNC for their review – see Appendix for details.** 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)

640 Santa Clara Ave (DIR-2024-4757-CDP-MEL-HCA-1A, ENV-2024-4758-CE; appeal of 2-garage conversion to 2 ADUs)

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)

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)

18 Voyage St (DIR-2025-5275-SPPC, ENV-2025-5276-CE; exterior renovation of an existing condominium unit including the replacement of existing doors and windows)

- b. Projects needing further review/assignments – see Appendix for case details.**

725 Amoroso Place

325 Brooks Ave

635 California Ave

- 9) **635 San Juan Ave (between 6th & 7th Aves)**
DIR-2025-1995-CDP-MEL-HCA; ENV-2025-1997-CE; ADM-2025-1996-ADU-VSO
Case on hold
Planner: Luis.C.Lopez@lacity.org
6-unit multi-residential apartment building – 3 affordable units & 3 ADUs
Sarah Wauters & Robin Rudisill, LUPC Staff
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-1995-CDP-MEL-HCA>
- 10) **1239 Abbot Kinney Blvd/Greenleaf Kitchen & Cocktails (cross street Santa Clara)**
ZA-2025-3446-CU2-CUB-CDP, ENV-2025-3447-CE
Case NOT on hold
Planner: David.Woon@lacity.org
Conditional use permit for on-site sale of a full line of alcoholic beverages with a 4,655 SF 154-seat restaurant with hours from 11 am to 2 am & CDP for Al Fresco Dining
David Feige, LUPC Staff
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2025-3446-CU2-CUB-CDP>
- 11) **436 Venice Way (between Riviera & Venice Blvd)**
DIR-2025-3121-CDP-MEL-HCA, ENV-2025-3122-CE
Case NOT on hold
Planner: Sienna.Kuo@lacity.org
Addition of 2 ADUs
Mehrnoosh Mojallali, LUPC Staff
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-3121-CDP-MEL-HCA>
- 12) **40 Windward Ave (between Speedway & Pacific)**
APCW-2024-4822-CDP-CUB-SPPC-SPPE, ENV-2024-4823-CE
Case NOT on hold
Planner: Ira.Brown@lacity.org
Demolition of an existing 1-story commercial building and construction of a new 2-story restaurant and bar with roof deck, outdoor dining with full line of alcohol service
David Turnbull, LUPC Staff
<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/APCW-2024-4822-CDP-CUB-SPPC-SPPE>
- 13) **Adjournment**

SB 411 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.

(C) The eligible 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.

(D) 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.

(E) (i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph (D), to provide public comment until that timed public comment period has elapsed.

(ii) An eligible 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 subparagraph (D), or otherwise be recognized for the purpose of providing public comment.

(iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS — The public is permitted to address the assembly on any agenda item before action is taken on an item. Comments from the public on agenda items will be heard only when the respective item is being considered.

Comments from the public on other matters not appearing on the agenda that are within the assembly's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the assembly 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 may be limited to a fixed time per speaker or a limited number of speakers by the presiding officer of the assembly. Those wishing to make comment, but not wanting to speak publicly, may submit written communications to the Board.

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, and 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 POSTING OF AGENDAS — Neighborhood Council agendas are posted for public review as follows: **Beyond Baroque, 681 Venice Boulevard, CA 90291**, and on the website at <http://www.VeniceNC.org> | You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at: <https://www.lacity.org/government/subscribe-agendasnotifications/neighborhood-councils>

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 §§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

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 our website: <http://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 Secretary@VeniceNC.org. Reconsideration and Grievance Process – For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website www.VeniceNC.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. The Bylaws are available at our Board meetings and our website www.VeniceNC.org.

STATE OF CALIFORNIA PENAL CODE SECTION 403 (Amended by Stats. 1994, Ch. 923, Sec. 159. Effective January 1, 1995.)
— Every person who, without authority of law, willfully disturbs or breaks up any assembly or meeting that is not unlawful in its character, other than an assembly or meeting referred to in Section 302 of the Penal Code or Section 18340 of the Elections Code, is guilty of a misdemeanor.

SERVICIOS DE TRADUCCION — Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Secretaria, VNC, por correo electrónico Board@VeniceNC.org para avisar al Concejo Vecinal.

For more information, please visit the VNC website at <http://www.VeniceNC.org>

APPENDIX

Note: there will not be a hearing on these individual projects. There will only be a discussion on whether additional review will be waived, in which case the project will be assigned and reviewed.

See recommendations of the Chair below, in bold.

June 14, 2025 CNC report:

436 Venice Way (DIR-2025-3121-CDP-MEL-HCA, ENV-2025-3122-CE; addition of 2 ADUs)(Mehrnoosh Mojallali, LUPC Staff) **ON THIS AGENDA**

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

June 28, 2025 CNC Report:

1239 Abbot Kinney Blvd/Greenleaf Kitchen & Cocktails (ZA-2025-3446-CU2-CUB-CDP, ENV-2025-3447-CE; conditional use permit for on-site sale of a full line of alcoholic beverages with a 4,655 SF 154-seat restaurant with hours from 11 am to 2 am & CDP for Al Fresco Dining)(David Feige, LUPC Staff) **ON THIS AGENDA**

640 Santa Clara Ave (DIR-2024-4757-CDP-MEL-HCA-1A, ENV-2024-4758-CE; appeal of 2-garage conversion to 2 ADUs) **WAIVE ADDITIONAL REVIEW**

2015-2017-2025 Pacific Ave/Ospi Venice (DIR-2025-3611-CDP, ENV-2025-3612-CE; stand-alone patio with seating for Al Fresco Dining use) **ASSIGNED TO DAVID FEIGE**

July 12, 2025 CNC Report:

725 Amoroso Place (DIR-2025-3789-SPPC, ENV-2025-3790-CE; conversion of an enclosed patio into a living space) **NEEDS FURTHER REVIEW/ASSIGNMENT**

July 26, 2025 CNC Report:

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) **WAIVE ADDITIONAL REVIEW**

806 Main Street (ZA-2025-4010-CDP-SPPC-CUB, ENV-2025-4011-CE; change of use from retail to restaurant and tenant improvement within 3,190 SF tenant space on the ground floor of a mixed-use building and installation of 1,878 SF outdoor dining area) **ASSIGNED TO DAVID FEIGE**

606 Venice Blvd (APCW-2025-4181-CDP-SPPE-SPPC, ENV-2025-4182-CE; change of use and tenant improvement from existing office, light manufacturing, retail sales and restaurant to a

shopping center including retail, fitness, & sit-down/take-out restaurants) (Jenesa Kurland, LUPC Staff) **ASSIGNED TO JENESA KURLAND**

August 9, 2025 CNC Report:

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) **WAIVE ADDITIONAL REVIEW**

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) **ASSIGNED TO NICOLE MEYER**

August 23, 2025 CNC Report:

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) **WAIVE ADDITIONAL REVIEW**

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) **WAIVE ADDITIONAL REVIEW**

27 Ketch Street (APCW-2025-4650-CDP-SPPC-SPPE, ENV-2025-4651-CE; addition of a roof deck to an existing condominium unit) **ASSIGNED TO NICOLE MEYER & ROBIN RUDISILL**

September 6, 2025 CNC Report:

2 Catamaran (DIR-2025-4908-CDP-SPPC-MEL, AA-2025-4907-PM-CC, ENV-2025-4909-CE; preliminary parcel map to convert a 3-unit apartment building with 14 parking spaces into a 3-unit condominium building with 14 parking spaces) **ASSIGNED TO JENESA KURLAND**

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

September 20, 2025 CNC Report:

1209 Preston Way (AA-2025-5122-VPM-SH-HCA; subdivision into 4 fee simple parcels per SB 1123) **ASSIGNED TO MARK MACK**

325 Brooks Ave (DIR-2025-5126-CDP-MEL-HCA, ENV-2025-5128-CE; conversion of detached garage into ADU) **NEEDS FURTHER REVIEW/ASSIGNMENT**

18 Voyage St (DIR-2025-5275-SPPC, ENV-2025-5276-CE; exterior renovation of an existing condominium unit including the replacement of existing doors and windows) **WAIVE ADDITIONAL REVIEW**

635 California Ave (ZA-2025-5042-CDP-ADJ-MEL-HCA, ENV-2025-5043-CE; demolition of existing 1-story SFD and construction of 2-story SFD and attached garage) **NEEDS FURTHER REVIEW/ASSIGNMENT**

OTHER OLD BUSINESS FROM PRIOR TERM:

2499 Lincoln Blvd (DIR-2025-2673-CDP-CDO, ADM-2025-2675-VSO, ENV-2025-2674-EAF; demolition of existing retail, auto repair, and auto sales & repair garage w/in structures for the construction of a 4,860 SF automated express, full service carwash (120' Carwash Bay/Tunnel) **ASSIGNED TO RICHARD STANGER, FORMER LUPC COMMITTEE MEMBER**

635 San Juan Ave (DIR-2025-1995-CDP-MEL-HCA; ENV-2025-1997-CE; ADM-2025-1996-ADU-VSO; new 6-unit multi-residential apartment building) **ON THIS AGENDA**

17-21 Jib Street (CPC-2025-1561-DB-CU2-CDP-MEL-SPPC-HCA, ENV-2025-1562-EAF; new 25-unit building) **ASSIGNED TO ROBIN RUDISILL**

40 Windward (APCW-2024-4822-CDP-CUB-SPPC-SPPE, ENV-2024-4823-CE; demolition of an existing 1-story commercial building and construction of a new 2-story restaurant and bar with roof deck, outdoor dining with full line of alcohol service) **ON THIS AGENDA**

100 Venice Way (ZA-2024-4416-CU2-CDP, ADM-2024-4418-VSO, ENV-2024-4417-CE; valet serviced public parking) **ASSIGNED TO MEHRNOOSH MOJALLALI**

748 Flower Ave (DIR-2025-2956-CDP-SPPC-MEL, EAR-2025-2958-DB-HCA, ENV-2025-2957-CE; construction of a 16-unit residential development, totaling 25,081 SF of floor area, w/a corresponding FAR of 2.53:1, w/a maximum height of 36 ft and provides 19 parking spaces) **ASSIGNED TO SARAH WAUTERS**

1028 Pleasant View Ave (DIR-2025-2776-CDP-MEL, ENV-2025-2778-CE; conversion of (E) mezzanine and portion of (E) garage into (N) 917 sf ADU with roof-top deck) **ASSIGNED TO TED HENDERSON**

1515 Abbot Kinney Blvd (DIR-2025-2993-CDP, ADM-2025-2038-CEX, ENV-2025-2994-CE; conversion of existing parking lot with temporary outdoor dining to permanent outdoor dining area with 73 seats & tenant improvements for interior addition of 2nd floor restroom) **ASSIGNED TO DAVID FEIGE**

78 Market St (ZA-2018-3595-CU-CUB-ZV-PA1, ENV-2024-6901-CE; Plan Approval to change the CU restaurant operating hours from 8 am - 1 am to 9 am to 2 am, to change the CUB hours from 8 am to 11 pm Sunday through Thursday and 8 am to 1 am Friday and Saturday to 9 am to 2 am, and to remove the condition to stop alcohol service on the ground level patio at 10 pm daily) **CASE WITHDRAWN**