



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

6 p.m.

Thursday, October 9, 2025

This meeting will be conducted entirely with a call-in option or Internet-based service option, in conformance with the Ralph M. Brown Act, California Code Section 54953.8, and City of L.A. Council File 23-114, adopted on November 1, 2023. See also **SB 411 UPDATES** at end of agenda.

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/81902956795>

Phone one-tap:

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Webinar ID: 819 0295 6795

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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 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 Prior Meeting Minutes for September 25, 2025

<https://www.venicenc.org/assets/documents/5/meeting68e424f794800.pdf>

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

6) Chair Update, Case Status & New Case Assignments

- 7) **Pending city and state legislation**
- 8) **Review of new projects listed in the CNC City Planning Early Notification Reports since the last LUPC meeting:**

See Appendix.

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>

NEW BUSINESS

- 10) **Introduction to Al Fresco case process** (David Feige)

- 11) **2015-2017-2025 Pacific Ave/Ospi Venice**

DIR-2025-3611-CDP; ENV-2025-3612-CE

Case on hold

Planner: Sienna.Kuo@lacity.org

Dual Permit Jurisdiction Coastal Zone

Stand-alone patio with seating for Al Fresco Dining use

Size of Proposed Al Fresco Area: 655 SF

Current Interior Seats: 177

Proposed Additional Al Fresco Seats: 41

New Total Seats: 218

Capacity Increase: 23%

Parking spaces eliminated: 4

David Feige, LUPC Staff

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-3611-CDP>

- 12) **796 Main Street/Barrique**

ZA-2024-6359-CUB-CDP; ENV-2024-6400-CE

Case NOT on hold

HEARING HELD: September 16, 2025

Planner: luis.c.lopez@lacity.org

CUB to allow sale of full line of alcohol at existing 963.3 SF restaurant with 100 SF upper deck & Permanent Al Fresco dining with new trellis above to replace existing temporary Al Fresco Dining on private property

Size of Proposed Al Fresco Area: 384 SF

Current Interior Seats: 36

Proposed Additional Al Fresco Seats: 34
Capacity Increase: 94.4%
David Feige, LUPC Staff

New Total Seats: 70
Parking spaces eliminated: 5

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbers/ZA-2024-6359-CUB-CDP>

13) 3205 Washington Blvd/Firestone Brewery

DIR-2024-7033-CDP; ENV-2024-7034-CE

Case NOT on hold

HEARING DATE: October 20, 2025, 11 am

Planner: Sienna.Kuo@lacity.org

Permanent Al Fresco Dining permit for an existing restaurant and microbrewery for a 4,650 square-foot outdoor dining patio and a 1,425 square-foot covered outdoor dining area

Size of proposed Al Fresco Area: 6,075 SF

Current interior seats: 187

Proposed Additional Al Fresco Seats: 144

New Total Seats: 331

Capacity Increase: 77%

Parking spaces eliminated: 23

David Feige, LUPC Staff

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbers/DIR-2024-7033-CDP>

14) 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 will be waived (if not waived, the project will be assigned and reviewed by LUPC).

a. Projects for which additional review is waived, to 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 list of cases for which further review is waived by LUPC will be forwarded to the VNC for its disposition:

3116 Stanford Ave (DIR-2025-5335-CDP-MEL-HCA, ENV-2025-5337-CE; Conversion of existing garage to ADU and storage addition)

221 Bernard Ave (DIR-2025-5502-CDP-MEL-HCA, ENV-2025-5503-CE; Conversion of garage to ADU, adding 78 SF to the front and 62 SF to the rear of the garage, adding 218 SF to create a 2nd Floor)

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

325 Brooks Ave (DIR-2025-5126-CDP-MEL-HCA, ENV-2025-5128-CE; conversion of detached garage into ADU)

b. Projects needing further review/assignments: None

NEW PROJECTS FROM CNC REPORT SINCE LAST MEETING:

October 4, 2025 CNC report:

3116 Stanford Ave (DIR-2025-5335-CDP-MEL-HCA, ENV-2025-5337-CE; Conversion of existing garage to ADU and storage addition) **WAIVE FURTHER REVIEW**

221 Bernard Ave (DIR-2025-5502-CDP-MEL-HCA, ENV-2025-5503-CE; Conversion of garage to ADU, adding 78 SF to the front and 62 SF to the rear of the garage, adding 218 SF to create a 2nd Floor) **WAIVE FURTHER REVIEW**

FURTHER REVIEW WAIVED FOR PRIOR UNASSIGNED CASES:

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

325 Brooks Ave (DIR-2025-5126-CDP-MEL-HCA, ENV-2025-5128-CE; conversion of detached garage into ADU)

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>