



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 25, 2025

6:00 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 6:00 pm

2) Roll Call

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

3) Declaration of Conflicts of Interest or Ex Parte Communications

None

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

Moved: Robin

Seconded: David F.

7-0-0 (2 absent, 0 recused)

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

6) Chair Update

Next meetings: October 9, 23, November 20, December 18, January 22

7) City and state legislative issues

SB 79 is on the Governor's desk

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.

**No changes were proposed to the following list of projects to be waived:
The Venice Neighborhood Council waives review of the following projects,
without prejudice:**

1715 Pacific Ave/Tocaya (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/Gjusta (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>

Motion:

The Venice Neighborhood Council (VNC) recommends the City's approval of the project at 635 San Juan Ave., and encourages the following modifications:

-Replace existing planting plan with native plantings that support birds and pollinators.

-Restore an open soil parkway where presently a concrete curb cut and driveway exist

-Incorporate native parkway, front yard, and middle yard plantings in renderings

-Incorporate recommended board and batten siding and color treatments to reflect the architecture of the neighborhood.

-Enhance aesthetic quality by referencing neighborhood and community architectural details.

Moved: Mark

Seconded: Robin

7-0-0 (2 absent, 0 recused)

10) **1239 Abbot Kinney Blvd/Greenleaf Kitchen & Cocktails (cross street Santa Clara Ave)**

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>

Motion:

The Venice Neighborhood Council (VNC) LUPC recommends that the City approve the project at 1239 Abbot Kinney Blvd/Greenleaf Kitchen & Cocktails, as proposed, with the following additional conditions:

1. The applicant be required to add restroom space to comply with all plumbing code sections applicable to this project such as those codified in table 422.1 (A2) of the Building & Safety Code.
2. Both Patio 1 and Patio 2 constitute Al Fresco space for purposes of the ordinance's prohibitions on speakers, screens, amplified and live music.
3. The service hours be extended to 7 AM to 2 AM in the interior space but limited to 7 AM to 11 PM on Patios 1 & 2.
4. The CDP for Al Fresco dining shall be subject to the City's Coastal Access study and any mitigation measures adopted to address the impacts of the loss of parking related to coastal access.

Moved: David F.

Seconded: Robin

7-0-0 (2 absent, 0 recused)

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>

Motion:

The Venice Neighbor Council recommends the City's approval of the project at 436 Venice Way, as proposed, and encourages landscaping, tree planting, and innovative architecture.

Moved: Robin

Seconded: Ted

7-0-0 (2 absent, 0 recused)

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>

Continued

13) The meeting was adjourned at 7:46 pm.