



Venice Neighborhood Council

PO Box 550, Venice, CA 90294

www.VeniceNC.org



Board of Officers Regular Meeting Agenda
6:30PM Tuesday, Oct. 21st, 2025
Westminster Elementary School
1010 Abbot Kinney Blvd Venice, CA 90291
(enter from parking lot on Westminster Ave)

TRANSLATION Services: Si requiere servicios de traducción, favor de notificar a la oficina 3 días de trabajo (72 horas) antes del evento. Si necesita asistencia con esta notificación, por favor llame a nuestra oficina 213.473.5391. 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 Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board 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 Board meeting. Public comment is limited to 30 seconds per speaker, unless adjusted by the presiding officer of the Board.

1. CALL TO ORDER AND BOARD ROLL CALL

Brian Averill	Erica Moore	Yolanda Gonzalez	Richard Stanger
Gary Pearl	Lisa Redmond	Joseph Garcia	Jason Sugars
Helen Fallon	Jim Fitzgerald	Sarah Mahir	Christopher Lee
Tima Bell	Alley Bean	Fran Solomon	
Mark Mack	Clark Brown	Brennan Lawson	
Nico Ruderman	Steve Bradbury	Kenya Lee	

2. APPROVAL OF PRIOR MINUTES: <https://www.venicenc.org/assets/documents/5/meeting68de94ecc2c00.pdf>
3. DECLARATION OF EX PARTE COMMUNICATIONS, CONFLICTS OF INTEREST OR RECUSALS
4. PUBLIC SAFETY REPORTS
5. GOVERNMENT REPORTS (2 min each)
6. CHAIR REPORTS (2 Min)
7. BOARD MEMBER ANNOUNCEMENTS (1 Min)
8. TREASURER'S REPORT
9. PRESIDENT'S REPORT
10. GENERAL PUBLIC COMMENT – LIMIT TO 20MIN/1MIN PER SPEAKER

Comments from the public on non-agenda items within the Board's subject matter jurisdiction. Each speaker will be allowed one (1) minute unless adjusted by the



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presiding officer of the meeting

11. APPOINTMENT OF ANDREAS KEMKES AS CHAIR OF THE NEW VNC ARBOR COMMITTEE.

12. GENERAL CONSENT CALENDAR

GENERAL CONSENT CALENDAR Items deemed to be routine, non-controversial. Any Board member or stakeholder can ask a clarifying question instead of, or before, moving items to the end of the general agenda. fees, and details to be returned to the Board **for approval**.

LUPC

A. Projects for which VNC Recommendation is Waived, Without Prejudice

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." 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). 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.

Motion:

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; appeal of 2-garage conversion to 2 ADUs)

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

320 Sunset Ave/Gjusta (ZA-2024-3173-CUB-1A; 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; permit extension for a small-lot subdivision)

2207 Brenta Place (DIR-2020-837-CDP-SPP-MEL-EXT, VTT-82476-CC-EXT;



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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; conversion of a 460 SF garage into an ADU)

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

3116 Stanford Ave (DIR-2025-5335-CDP-MEL-HCA; conversion of existing garage to ADU and storage addition)

221 Bernard Ave (DIR-2025-5502-CDP-MEL-HCA; 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; conversion of an enclosed patio into a living space)

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

B. 436 Venice Way (between Riviera Ave & Venice Blvd)--DIR-2025-3121-CDP-MEL-HCA

Project Description: Addition of 2 ADUs

Mehrnoosh Mojallali, LUPC Staff

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-3121-CDP-MEL-HCA>

Motion:

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

C. 1239 Abbot Kinney Blvd/Greenleaf Kitchen & Cocktails (cross street Santa Clara Ave)--ZA-2025-3446-CU2-CUB-CDP

Project Description: 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>



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Motion:

The Venice Neighborhood Council recommends that the City approve the project at 1239 Abbot Kinney Blvd, as proposed, with the following additional conditions:

1. That 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. That 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. That 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. That 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.

D. 2025 Pacific Ave/Ospi Venice (cross street North Venice Blvd)--

DIR-2025-3611-CDP

Dual Permit Jurisdiction Coastal Zone—second State permit required

Project Description: 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>

Motion:

The Venice Neighborhood Council recommends that the City approve the project at 2025 Pacific Ave/Ospi Venice as proposed, with the following additional conditions:

1. The CDP for Al Fresco dining shall make clear that as applicant abuts a residential neighborhood, it is subject to the operating hours set forth in the Al Fresco laws and thus is limited to 11 AM to 10:30 PM Sunday through Thursday and 11 AM to 11 PM on Friday and Saturday nights.
 2. 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
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of parking related to coastal access.

E. 305 Rose Ave (corner of Hampton)--APCW-2025-2220-CDP-SPPE-SPPC-CUB-CU2

Project Description: 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>

Motion:

The Venice Neighborhood Council recommends the City's approval of the project at 305 Rose Ave, with following conditions, which are based on recent similar applications for a similar use in the Coastal Zone:

1. Stated Authorized Use: Shall be conducted at all times with due regard for the character of the surrounding district. Such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application, except as may be revised as a result of this action.
 2. Sound abatement measures: The applicant agrees to sound containment on the interior and exterior of the project; however, the specific measures are not outlined. As the project is envisioned as club or event space the likelihood of noise leaking out to the immediate neighbors to the east and north of the project site is guaranteed. Thus, precise sound abatement measures and covenants shall be in place as part of the permitted use, with clarification as to precise times and use. In order to minimize potential noise and protect the privacy of adjoining residential uses, the applicant shall comply with the following requirements: An approximately 6-foot high screen shall be constructed along the northerly and easterly sides of the roof-top deck. The wall or screen shall be constructed of materials capable of reducing sound.
 3. Lighting: Shall be installed in all areas within and surrounding the business in conformance with the Los Angeles Municipal Code. The exterior lighting shall be such that it renders all objects and persons clearly yet is not a nuisance to immediate neighbors.
 4. Trash bins: Shall be located to the rear of the building and shall be enclosed and screened from view. Trash collection shall be scheduled to prevent trash from overflowing.
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5. Sale of Alcoholic Beverages: The sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a private membership creative office use, shall be subject to the following limitations: Hours of operation 7:00 AM to 11 PM. For the proposed outside areas, such as the roof top and the outside space on Rose Avenue, the hours of operation are to be sunrise to sunset. No amplified sound or live music shall take place in the exterior spaces.

6. No smoking shall be permitted anywhere on the premises, including the roof-top deck. No smoking signs shall be posted on the premises, including the roof-top deck.

7. Graffiti maintenance. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 48 hours of its occurrence.

8. Parking compensation: This project cannot accommodate any parking for its use and purpose. It is therefore recommended to make arrangements with surrounding paid and publicly accessible parking lots for parking of vehicles when events are taking place and to designate a safe pick up and drop off space adjacent to the project.

9. Green Space additions and urban beautification: This project lacks green and permeable space, therefore the continuation of urban trees on the park way on Rose Avenue, the cutting of concrete and inclusion of trees on Hampton, and the landscaping in the paved open area should be part of this project. A landscape plan of these implementations shall be part of the permitting process.

10. Complaint Log: A phone number and an email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the entry, visible to pedestrians, and at the customer service desk, front desk or near registration desks. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved. This log shall be made available upon request and presented as part of the application if and when a new application to continue the operation is submitted. Complaints shall be responded to within 48 hours.

NEW COMMITTEE

MOTION: The Venice Neighborhood Council approves the mission statement and ad hoc committee (Submitted by Naomi Nightingale)



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MISSION STATEMENT: The mission of the Venice Community Plan/Local Coastal Program Ad Hoc Committee is for the Neighborhood Council to provide the City recommendations, on behalf of Venice neighborhoods, in the updating of the VCP, which includes all of Venice, and the LCP, which includes only the Coastal Zone of Venice. The committee will review documents prepared thus far, outreach to and obtain input from the public, coordinate as necessary with other communities, and prepare recommendations derived from these efforts to the Venice Neighborhood Council board.

13. OLD BUSINESS

BUDGET & FINANCE

- A. The VNC Board directs the President and Treasurer to submit an application to Los Angeles Public Library (LAPL) on behalf of the VNC in order to borrow a Mobile Computer Lab to be used at Board meetings.
(The Mobile lab consists of computers, mobile hotspots, a projector and screen, <https://www.lapl.org/tech2go>) 4/0/0
- B. The VNC Board approves changing the Board meeting location to Penmar Rec Center effective Dec 2025. (See supporting documents) 3/0/0
- C. The VNC Board approves the following standing rule: Expenditures involving the purchase of goods or services exceeding \$1,000 shall be made only after the consideration of three alternate bids, proposals, or estimates. This requirement may be waived by action of the Board when the specific expenditure so dictates. 4/0/0

14. NEW BUSINESS

15. SCHOOLS & PARKS AS A STANDING COMMITTEE (2/3 vote required) – Submitted by Board member Steve Bradbury.

MOTION: The Venice Neighborhood Council approves the Schools and Parks Committee as a Standing Committee, with the following language to be included in the VNC Bylaws under ARTICLE VII: COMMITTEES AND THEIR DUTIES, Section 1: Standing Committees: “Standing Committee: Chaired by a Community Officer Board Member as nominated by the Board President, subject to Board approval. The Schools & Parks Committee will focus on schools, parks, and related venues to promote opportunities for children, youth, and community members to grow and thrive through safe and meaningful engagement in the social, economic, and cultural life of Venice.

DESCRIPTION: Approve the Schools & Parks Committee as a Standing Committee DESCRIPTION: The VNC Schools & Parks Committee has been in



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existence in its present form as an ad hoc committee since November 2023, renewing annually as required by the Bylaws. The committee has created substantial benefit by creating a bridge between the VNC Board and Venice residents. It has worked hard to promote opportunities for children and others to thrive across the Venice community. The Department of Neighborhood Empowerment (DONE) now requires this committee to become a Standing Committee if it is to continue this important work.

MISSION STATEMENT: The Schools & Parks Committee is dedicated to promoting opportunities for children, youth, and community members to grow and thrive through safe and meaningful engagement in the diverse social, economic, and cultural life of the Venice community. In partnership with schools, parks, and community organizations, the Committee supports initiatives that strengthen emotional well-being, advance financial literacy, and foster civic empowerment. These efforts aim to build a more resilient, inclusive, and thriving community for current and future generations.

16.. BUDGET AND FINANCE

- A. Hold for MER
- B. Hold for Misc.

17.LUPC

- A. 635 San Juan Ave (between 6th & 7th)--DIR-2025-1995-CDP-MEL-HCA: ADM-2025-1996-ADU-VSO

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

1. Replace existing planting plan with native plantings that support birds and pollinators.
2. Restore an open soil parkway where presently a concrete curb cut and driveway exist.
3. Incorporate native parkway, front yard, and middle yard plantings in renderings.
4. Incorporate recommended board and batten siding and color treatments to reflect the architecture of the neighborhood.
5. Enhance aesthetic quality by referencing neighborhood and community architectural details.

DESCRIPTION: 6-unit multi-residential apartment building—3 affordable units



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& 3 ADUs

Sarah Wauters & Robin Rudisill, LUPC Staff

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-1995-CDP-MEL-HCA>

B. Introduction to Al Fresco Case Process (David Feige, LUPC)

C. 796 Main Street/Barrique (near Abbot Kinney Blvd)--ZA-2024-6359-CUB-CDP

HEARING HELD: September 16, 2025

MOTION: The Venice Neighborhood Council recommends that the City approve the project at 796 Main Street/Barrique as proposed, with the following additional conditions:

1. The CDP for Al Fresco dining shall set operating hours as 8 AM to 10:30 PM on Sunday through Thursday and 8 AM to 11 PM on Saturday and Sunday nights.
2. 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.

DESCRIPTION: 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

New Total Seats: 70

Capacity Increase: 94.4%

Parking spaces eliminated: 5

David Feige, LUPC Staff

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

D. 3205 Washington Blvd/Firestone Brewery (between Stanford Ave & Carter Ave)—DIR-2024-7033-CDP

MOTION: The Venice Neighborhood Council recommends that the City approve the project at 3205 Washington Blvd/Firestone Brewery as proposed, with the following additional conditions:



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1. The CDP for Al Fresco dining shall make clear that as applicant abuts a residential neighborhood, the approved operating hours shall be 11 AM to 10:30 PM Sunday through Thursday and 11 AM to 11 PM on Saturday and Sunday.
2. The applicant shall 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.
3. It is recommended that the restaurant install trees in the open spaces of the parking lot and to install trees within the dining patio to address the issues of stormwater runoff and urban island heat effect and to increase the beauty and shade of the dining site.
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.

HEARING DATE: October 20, 2025, 11 AM

DESCRIPTION: Permanent Al Fresco dining permit for an existing restaurant and microbrewery for a 4,650

SF outdoor dining patio and a 1,425 SF 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/casenummer/DIR-2024-7033-CDP>

18. PARKING AND TRANSPORTATION

- A. Selection of the Windward Avenue-Windward Circle as the Location of a Possible Bus Transit Center

MOTION: The Parking, Transportation, and Infrastructure Committee recommends the Windward Avenue-Windward Circle (Windward) location as the best location for a possible bus transit center. It asks the Venice Neighborhood Council to concur. Approval of this motion will allow the Committee to work with City staff to consider design alternatives at the Windward site. Those design alternatives will be reviewed by the committee, other City agencies, the Coastal Commission and the public. It will also come back to the VNC for approvals as the process moves forward.



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DESCRIPTION: One of the elements in the Parking, Transportation and Infrastructure Committee's Work Plan is to pursue the implementation of a bus transit center to better serve both its citizens as well as the many workers and visitors arriving by bus. The approach of the 2028 Olympic Games gives this effort some urgency. The selection of the best location for this improvement is the first step in the implementation process.

B. Parking, Transportation, and Infrastructure Committee's Work Plan and Priorities

MOTION: The Parking, Transportation, and Infrastructure Committee of the Venice Neighborhood Council asks it both to support the following improvements and to request that the City actively pursue their implementation: a. Upgrading of the Venice portion of the Coastal Bikeway which has not been significantly improved in the 45 years of its life. b. Building a transit center in Venice to better serve its own citizens as well as the many visitors who come to Venice by transit. c. Implementing the VNC's Parking Recommendations adopted January 2025: 1) establish a Venice Coastal Zone Benefit Parking District, 2) install wayfinding signage, 3) encourage the City to better manage its parking assets, 4) increase the number of parking meters on commercial streets, 5) provide designated drop-off and pick-up locations near the beach and Abbott Kinney Boulevard, 6) raise in-lieu parking fees and modify the in-lieu program to lessen short-term financial impacts, and 7) change on-site parking requirements within the Venice coastal zone. d. Implementing the pedestrianization of Windward Avenue from Pacific Avenue to Speedway. The work will require working with appropriate City staff, Council District 11, the Coastal Commission staff, and the Venice public. The VNC will be kept informed through periodic updates.

DESCRIPTION: The PTIC has discussed and adopted a list of issues it wants to pursue over the next two years. It will be very helpful to have VNC's approval.

C. Windward Avenue-Windward Circle as the Location of a Possible Bus Transit Center

MOTION: The Parking, Transportation, and Infrastructure Committee recommends the Windward Avenue-Windward Circle (Windward) location as the best location for a possible bus transit center. It asks the Venice Neighborhood Council to concur.

DESCRIPTION: One of the elements in the Parking, Transportation and Infrastructure Committee's Work Plan is to pursue the implementation of a bus transit center to better serve both its citizens as well as the many workers and visitors arriving by bus. The approach of the 2028 Olympic Games gives this effort some urgency. The selection of the best location for this improvement is the first step in the implementation process.

19. HOMELESSNESS



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A. Name Change to Housing and Homelessness

MOTION: Change the name of the Homelessness Committee to Housing and Homeless Committee

20. COMMUNICATION

A. AUDIO/VIDEO EQUIPMENT

MOTION: The VNC approves an expenditure of \$494.65 for the purchase of new microphones, audio/video cables and adapters.

DESCRIPTION: The current microphones and cables are in critical need of replacement. They have been repaired to the extent possible in order to extend their useful life, but it is increasingly likely they will fail in the coming months as has been repeatedly demonstrated. Purchasing this new equipment now will ensure an appropriate quality experience for all board meeting participants/attendees.

- Eight Shure PGA48-LC microphones - \$323.52
- Tainston XLR Cables + Adapters - \$171.13

20. ADJOURN

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, or 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 -

The Venice Neighborhood Council agendas are posted for public review as follows:

- Beyond Baroque, 681 Venice Blvd., Venice, CA 90291
- www.VeniceNC.org
- Receive agendas by email, subscribe to L.A. City's [Early Notification System \(ENS\)](#)

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 Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at



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(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: 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 the VNC Secretary, email at: 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 website venicenc.org.