



# Venice Neighborhood Council

PO Box 550, Venice, CA 90294

[www.VeniceNC.org](http://www.VeniceNC.org)



**Board of Officers Regular Meeting Agenda**  
**6:30PM Tuesday, Nov. 18th 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    | Jason Sugars   | Richard Stanger |
| Gary Pearl    | Alley Bean     | Jim Fitzgerald | Yolanda         |
| Helen Fallon  | Brennan Lawson | Joseph Garcia  | Sarah Mahir     |
| Tima Bell     |                | Kenya Lee      |                 |
| Mark Mack     | Clark Brown    | Lisa Redmond   |                 |
|               | Fran Solomon   | Nico Ruderman  |                 |

2. APPROVAL OF PRIOR MINUTES: [venicenc.org/assets/documents/5/meeting6914bf781952e.pdf](http://venicenc.org/assets/documents/5/meeting6914bf781952e.pdf)
3. DECLARATION OF EX PARTE COMMUNICATIONS, CONFLICTS OF INTEREST OR RECUSALS
4. PUBLIC SAFETY REPORTS
5. GOVERNMENT REPORTS (2min each)
6. CHAIR REPORTS (1min)
7. TREASURER'S REPORT (3min)
8. PRESIDENT'S REPORT
9. 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 presiding officer of the meeting

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## 10. 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 project, without prejudice:

2603 Abbot Kinney Blvd (DIR-2025-5570-CDP-MEL-HCA, ENV-2025-5337-CE; Convert existing garage to ADU and add 368 SF)

#### **B. STRENGTHENING PROTECTIONS AGAINST UNLAWFUL IMMIGRATION ENFORCEMENT IN LOS ANGELES (LETTER WILL BE IN SUPPORTING DOCS)**

### OLD BUSINESS

#### 1. LUPC

#### **ITEMS PULLED FROM CONSENT CALENDAR AT OCTOBER BOARD MEETING:**

#### **C. 436 Venice Way (between Riviera Ave & Venice Blvd)**

DIR-2025-3121-CDP-MEL-HCA; ENV-2025-3122-CE; ADM-2025-3123-VSO-ADU-HCA  
Case NOT on hold

Planner: [Sienna.Kuo@lacity.org](mailto:Sienna.Kuo@lacity.org)

Project Description: Addition of 2 ADUs

Mehrnoosh Mojallali, LUPC Staff

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<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.

D. ADU projects:

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)

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

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

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 2<sup>nd</sup> Floor)

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

Motion:

The Venice Neighborhood Council waives review of the above 7 ADU projects, without prejudice.

**E. 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)

Motion:

The Venice Neighborhood Council waives review of the 320 Sunset Ave appeal, without prejudice.

**F. 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)

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## Motion:

The Venice Neighborhood Council waives review of the 701-701 ½ Vernon Ave permit extension, without prejudice.

## **PARKING, TRANSPORTATION, AND INFRASTRUCTURE**

### **COMMITTEE 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.

## **HOMELESSNESS**

### **NAME CHANGE TO HOUSING AND HOMELESSNESS (2/3 BOARD VOTE REQUIRED)**

**MOTION:** The VNC approves the name change of the Homelessness Committee to Housing and Homelessness Committee

## **BUDGET COMMITTEE ITEMS**

## **NEW BUSINESS**

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## 11. BUDGET AND FINANCE MER

## 13. LUPC

### **A. 2025 Pacific Ave/Ospi Venice (cross street North Venice Blvd)**

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

Dual Permit Jurisdiction Coastal Zone—second State permit is required

Case on hold

Planner: [Sienna.Kuo@lacity.org](mailto:Sienna.Kuo@lacity.org)

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 Ordinance and thus is limited to 11 AM to 10:30 PM Sunday through Thursday and 11 AM to 11 PM on Friday and Saturday.
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.

### **B. 635 San Juan Ave (between 6<sup>th</sup> & 7<sup>th</sup> 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](mailto:Luis.C.Lopez@lacity.org)

Project description: 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:



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The Venice Neighborhood Council recommends the City's approval of the project at 635 San Juan Ave, as presented in the plans and renderings included in the Final LUPC Staff Report, including the following modifications:

1. Install native plantings that support birds and pollinators and allow residents and neighbors more access to nature.
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.
4. Incorporate LUPC-recommended board and batten siding and lighter color treatments to reflect the architecture of and colors in the neighborhood.
5. Enhance aesthetic quality by referencing neighborhood and community architectural details.
6. Add a varied roofline--defined in the certified Land Use Plan as any roof which has a slope in excess of 2 inches to 12 inches, including but not limited to a sloped, curved, or stepped back roofline--similar to the character of the street.

## **PUBLIC HEALTH AND SAFETY**

### **Motion in support of RV Petition**

Description: A recent petition was collected to ask for more enforcement along Washington Boulevard between Abbot Kinney and Ocean Avenue. (see Supporting Documents "PETITION TO ENFORCE.pdf"). This petition has gained a tremendous amount of local support and a large number of signatures. Feedback from public discussions of the petition has been mostly related to concerns about public safety.

Motion: The Venice Neighborhood Council Board supports the Washington Ave. petition and requests that Los Angeles Mayor Karen Bass and the Los Angeles City Council give it consideration.

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## MOTION TO RECONSIDER THE SCHOOLS AND PARKS COMMITTEE MISSION STATEMENT

### Citing Authority:

In accordance with *Article VIII, Section 4 (Reconsideration)* and *Article VII, Section 1 (Standing Committees)* of the Venice Neighborhood Council Bylaws, this motion seeks to reconsider and amend the proposed Schools and Parks Committee mission statement to align with the Council's objectives while maintaining compliance with all neutrality and conflict-of-interest provisions outlined in *Article XIV (Code of Conduct)*.

**Whereas**, the Venice Neighborhood Council (VNC) is charged under *Article II: Purpose* with promoting the participation of the community in governmental decision-making and improving the quality of life in Venice; and

**Whereas**, the VNC's *Article VII, Section 1* authorizes Standing Committees "to focus on specific issues affecting the Venice community" under the leadership of duly appointed Board members; and

**Whereas**, the Schools and Parks Committee exists to enhance community access to **educational** and recreational resources, consistent with the VNC's guiding principle of **equitable civic engagement**; and

**Whereas**, concerns were raised that the prior mission statement mirrored language from an external nonprofit organization; and

**Whereas**, it is the intent of this Committee to maintain neutrality while encouraging collaboration among schools, youth programs, and local organizations in accordance with *Article XIV (Code of Conduct)* requiring transparency, ethical conduct, and avoidance of personal gain;

**Therefore, be it resolved**, that the Venice Neighborhood Council hereby amends the Schools and Parks Committee mission statement to read as follows:

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“The Schools and Parks Committee is dedicated to promoting opportunities for Venice youth and residents to thrive through equitable access to safe, educational, and recreational spaces, encouraging partnerships among **schools, parks**, community organizations, and local government for the enrichment of the Venice community.”

## 14. PARKING AND TRANSPORTATION PLACEHOLDER

## 15. COMMUNICATIONS

### 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

## 19. OUTREACH AND EVENT PLANNING

### A. OUTREACH COLLABORATION WITH LUPC AND COMMUNITY PLAN UPDATE (CPU) AD HOC COMMITTEE (5/0/0)

**MOTION:** The VNC Board approves collaboration between the Outreach Committee, the Land Use and Planning Committee (LUPC), and the Community Plan Update (CPU) Ad Hoc Committee to develop outreach strategies that increase stakeholder visibility and participation in Venice land use projects and planning updates. Strategies may include but are not limited to the "Ideas for Consideration" such as neighborhood pop-ups, a "What's Being Planned in Venice?" webpage, outreach verification forms, door hangers, visual education materials and other ideas presented for consideration.

**DESCRIPTION:** Explore collaboration strategies to improve stakeholder engagement with Venice land use projects and the updated Venice Community Plan. Ideas for Consideration Summary: (See Supporting Document for Full Description) • Neighborhood Pop-Ups to share project info and gather feedback. • "What's Being Planned in Venice?" webpage listing active projects and plan



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updates. • Outreach Verification Form requiring proof of neighbor notification for LUPC applicants. • Visual education campaign explaining zoning and plan changes. • “Planning 101” workshop on what the Community Plan Update is, how to participate in local meetings and at the city level. • Neighborhood Ambassadors to distribute information locally. • Quarterly “What’s on the Horizon” summary of key projects and milestones. • Door Hangers as a low-cost option to notify residents in affected areas.

## **16. BOARD MEMBER YOLANDA GONZALEZ REPORT ON NC COMMISSIONERS CONFERENCE (3 MIN)**

## **17. BOARD MEMBER ANNOUNCEMENTS (1 Min)**

## **22. 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](mailto: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](http://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](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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](http://www.VeniceNC.org) or at the scheduled meeting. In addition,



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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](mailto: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](http://venicenc.org).