



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, October 9, 2025, 6 pm

- 1) The meeting was called to order at 6:03 pm.
- 2) **In attendance:**
David Feige X Mark Mack, Chair X Robin Rudisill X
Ted Henderson Nicole Meyer X David Turnbull
Jenesa Kurland Mehrnoosh Mojallali X Sarah Wauters X
- 3) **Declaration of Conflicts of Interest or Ex-Parte Communications**
None
- 4) **Approval Prior Meeting Minutes for September 25, 2025**
The 9.25.25 minutes were unanimously approved as submitted.
- 5) **Public Comment on Non-Agenda Items** (10 minute limit)
Concern expressed about LCP process
- 6) **Chair Update, Case Status & New Case Assignments**
All cases assigned, good progress being made on catching up on the backlog
- 7) **Pending city and state legislation**
SB 79 is still on the Governor's desk
- 8) **Review of new projects listed in the CNC City Planning Early Notification Reports since the last LUPC meeting:**

No changes were proposed to the list in the Appendix of projects to be waived, and thus the following is submitted to the VNC:

The Venice Neighborhood Council waives review of the following projects, without prejudice:

**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)**

OLD BUSINESS

9) 305 Rose Ave (corner of Hampton)

APCW-2025-2220-CDP-SPPE-SPPC-CUB-CU2; ENV-2025-2222-CE

Case on hold

PUBLIC HEARING: not yet scheduled

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>

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.
- 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 to drop off space adjacent 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.

Moved: Mark

Seconded: David F.

5-0-1 (3 absent, 0 recused)

NEW BUSINESS

10) Introduction to AI Fresco case process (David Feige)

The process and an overview of the cases was presented.

11) 2025 Pacific Ave/Ospi Venice (cross street North Venice Blvd)

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

Case on hold

PUBLIC HEARING: not yet scheduled

Planner: Sienna.Kuo@lacity.org

Dual Permit Jurisdiction Coastal Zone – second State permit is required

Case on hold

Planner: 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.**

Moved: Mark

Seconded: Robin

6-0-0 (3 absent, 0 recused)

12) 796 Main Street/Barrique (near Abbot Kinney Blvd)

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

New Total Seats: 70

Capacity Increase: 94.4%

Parking spaces eliminated: 5

David Feige, LUPC Staff

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

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.

Moved: David F.

Seconded: Mark

6-0-0 (3 absent, 0 recused)

13) 3205 Washington Blvd/Firestone Brewery (between Stanford Ave & Carter Ave)

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 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/casenumbr/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:

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.

Moved: David F.

Seconded: Sarah

6-0-0 (3 absent, 0 recused)

- 14) The meeting was adjourned at 8:27 pm.

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)