



Venice Neighborhood Council

PO Box 550, Venice, CA 90294

www.VeniceNC.org



Board of Officers Special Meeting Agenda 6:30PM Tuesday, December 9, 2025 VIRTUAL MEETING

When: Dec 9, 2025 06:30 PM Pacific Time
Topic: VNC Special Board Meeting (LUPC)

Join from PC, Mac, iPad, or Android:
<https://us02web.zoom.us/j/86441532232>

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IN CONFORMITY WITH THE OCTOBER 8, 2023, ENACTMENT OF CALIFORNIA SENATE BILL 411 (PORTANTINO) AND BY RESOLUTION OF THE VENICE NEIGHBORHOOD COUNCIL, THIS VENICE NEIGHBORHOOD COUNCIL COMMITTEE MEETING WILL BE CONDUCTED ENTIRELY WITH A CALL IN OPTION OR INTERNET-BASED SERVICE OPTION.

Every person wishing to address the Board must dial telephone number listed above, and enter the above Meeting Id number and then press # to join the meeting. When prompted by the presiding officer, to provide public input at the Neighborhood Council meeting the public will be requested to dial *9 or use the Raise Hand option, to address the Board on any agenda item before the Board



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takes an action 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 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. 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. 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. 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 one (1) minute per speaker, unless adjusted by the presiding officer of the Board.

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte, Secretaria, al por correo electrónico Secretary@VeniceNC.org para avisar al Concejo Vecinal.



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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 one (1) minute 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	Ted Henderson	Kenya Lee	
Mark Mack	Clark Brown	Lisa Redmond	
Nico Ruderman	Fran Solomon		

2. DECLARATION OF EX PARTE COMMUNICATIONS, CONFLICTS OF INTEREST OR RECUSALS

3. 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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4. 708 SUNSET AVE

DIR-2025-4468-CDP-MEL; ADM-2025-1185-VSO-ADU; ENV-2025-4469-CE

Case on hold

Planner: Michelle.Gallarza@lacity.org

Hearing Date: not yet scheduled

Project Description: Conversion of a recreation room into an ADU, addition of a 2nd floor bedroom and bathroom, 1st floor kitchen extension & bathroom addition, & removal of trellis & storage shed at rear.

Nicole Meyer, LUPC Staff

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-4468-CDP-MEL>

Motion:

The Venice Neighborhood Council recommends the City's approval of the project at 708 Sunset, as proposed.

5. 1028 PLEASANT VIEW AVENUE

DIR-2025-2776-CDP-MEL; ADM-2025-2777-VSO-ADU; ENV-2025-2778-CE

Case NOT on hold

Planner: Luis.C.Lopez@lacity.org

Hearing Date: August 4, 2025

Project Description: Convert mezzanine and portion of garage into 917 SF ADU with roof-top deck.

Mehrnoosh Mojallali, LUPC Staff

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/DIR-2025-2776-CDP-MEL>

Motion:

The Venice Neighborhood Council recommends the City's approval of the project at 1028 Pleasant View Ave, as proposed.



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6. 1410-1414-1422 MAIN STREET

CPC-2021-2020-DB-CDP-SPPC-MEL-HCA; ENV-2021-2021-EAF

Case NOT on hold

Planner: Sienna.Kuo@lacity.org

Hearing Date: December 10, 2025, 1 pm

Project Description:

Original (2021): Demo of 2 SFD on 3 lots to construct a 3-story mixed-use building.

Updated (current): Demolition of 2 single-family dwellings, and the construction of a 26,845 SF, 5-story, 57' 10" mixed-use building on 3 lots, consisting of 19 residential units, of which 4 residential units will be set aside for Very Low Income (VLI) households; 6,152 SF of restaurant uses including 3,177 SF of indoor dining Service Floor Area and 467 SF of outdoor dining Service Floor Area; 656 SF of office uses and a roof deck with a solar trellis and a roof access structure, providing 28 parking spaces within a one level subterranean garage.

Robin Rudisill & Mark Mack, LUPC Staff

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/CPC-2021-2020-DB-CDP-SPPC-MEL-HCA>

Motion 1:

The Venice Neighborhood Council strongly requests that the CD-11 Council Office request that City Planning postpone the City Planning hearing for the project at 1410-1414-1422 Main Street, currently scheduled for Wednesday December 10, 2025, until January 26, 2026 or after, in order to provide a reasonable amount of time for the Land Use and Planning Committee, neighbors and the Board to have our community public hearings in order to provide our recommendations.

Motion 2:

The Venice Neighborhood Council recommends denial of the project at 1410-1414-1422 Main Street, as proposed, based on the following findings:

1. Vehicular Accessibility: Very narrow alley will be over exposed to heavy daily traffic, loading zone nuisances and minimized turning radius for larger vehicles.

2. Height of project: Taller projects like this, double the LUP requirement, need height transitions to mitigate shade and sunlight access to the adjacent 1-2 story, residential historic neighborhood.

3. Lot consolidation: A 3-lot consolidation is not permitted.

4. Provides no Public Setback on Main Street: Needs better pedestrian circulation and the possibility to add more public green space on Main Street.

5. The law prohibits the demolition or conversion of residential structures for purposes of non-residential/mixed-use projects.



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6. Accessibility fails to demonstrate safe, convenient, and equitable access for people with disabilities and others with limited mobility as well as mixing commercial and residential use within the building.

7. Open Space: The project requests a 100% reduction in usable open space and eliminates the step-back provisions.

8. Design: The project fails to “harmonize” Density Bonus Law with the Coastal Act and instead attempts to maximize buildout to maximize profitability.

9. Impact on Coastal Access: The project seeks substantial relief from on-site parking requirements while adding a high-intensity restaurant and dwelling units, inevitably pushing more demand onto already oversubscribed public streets and alleys.

Details of findings:

1. Substandard alley and unsafe access.

The project concentrates all vehicular access, garage entry, loading, trash, and service functions on a very narrow, non-conforming alley immediately abutting residential properties. That alley cannot safely accommodate the level of traffic, truck loading, turning movements, and rideshare/delivery activity generated by a 6,000+ square foot restaurant, 19 dwelling units, and office uses. The design provides no adequate turnaround or loading area, forcing vehicles to back or queue in the alley and creating unsafe conflicts with pedestrians, cyclists, and neighboring residents. This is an inappropriate and unsafe intensification of use on a constrained residential alley.

2. Excessive height, massing, and lack of transition.

The project seeks a maximum building height of approximately 57 feet 10 inches – nearly double the 30-foot height limit in the Venice Coastal Zone Specific Plan – and removes the required 45-degree step-back plane. It also requests major yard reductions on all sides and a FAR of 2.95, again, almost double the 1.5 FAR as limited in the Venice Specific Plan and certified Venice Land Use Plan (LUP). Together, these waivers create a five-story wall on a three-lot consolidation with no meaningful transition to the immediately adjacent 1-2 story residential neighborhood and the Lost Venice Canals Historic District, degrading the area’s established low-scale character and scenic/visual qualities that the Coastal Act and certified LUP require to be protected.



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3. Unpermitted lot consolidation of 3 lots

LUP I.B.7. limits commercial lot consolidations to two lots, or three lots with subterranean parking that is fully depressed with roof at natural grade and the

structure must not look consolidated (breaks in front wall of 10' minimum. The only exception for more than a 2-lot consolidation is for mixed-use projects that conform to the existing scale and character of the surrounding community and provide adequate on-site parking. This project is in significant non-compliance with both of the exception requirements.

4. Inadequate setbacks and pedestrian/greenspace realm on Main Street.

The project requests a zero-foot front yard setback for residential floor area where a 5-foot setback is required, leaving essentially no room for street trees, landscaped parkway, pedestrian refuge, or outdoor gathering space. In combination with very shallow side yards, the building fills almost the entire site, pushing a tall, bulky façade directly to the back of sidewalk. This undermines the pedestrian experience on Main Street, provides no meaningful public or quasi-public open space at the ground level, and is inconsistent with Venice Coastal Zone LUP policies calling for human-scaled, walkable frontages, landscaping, and preservation of the special coastal community character.

5. Violation of the Mello Act and Housing Crisis Act - unlawful loss and conversion of coastal housing.

The project demolishes two existing single-family residential structures in the Coastal Zone and proposes a predominantly commercial/mixed-use building. The Mello Act prohibits the demolition or conversion of residential structures for non-residential use unless the City first finds, based on evidence, that residential use is no longer feasible at that location; no such finding has been made, and nothing in the record suggests residential use is infeasible. The existing buildings are legally permitted, functioning residential housing, and therefore are protected by the Mello Act regardless of the underlying C2 zoning. Any redevelopment must maintain residential use and comply with Mello Act "no-net-loss" and replacement-housing obligations; it cannot lawfully convert coastal housing into more lucrative restaurant and commercial space.

6. Accessibility and life-safety concerns.

The project, as presented, fails to demonstrate safe, convenient, and equitable access for people with disabilities and others with limited mobility. By locating all vehicular access and loading on a substandard alley without a separated pedestrian path of travel, and by heavily intensifying restaurant and service traffic in that same space, the design exposes residents, visitors, and workers using mobility devices, strollers, etc. to unacceptable conflicts with cars and trucks. The plans do not clearly show how accessible parking, loading, and routes from the garage and public sidewalks will be provided without requiring people with disabilities to share the narrow alley with moving vehicles. This is inconsistent with ADA and California



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Building Code objectives and with the Coastal Act's requirement that new development protect public safety and access for all users.

7. Complete failure to provide required usable open space.

The project requests a 100% reduction in usable open space – from 2,525 square feet required to zero – and eliminates the step-back provisions that would otherwise provide light, air, and semi-private outdoor areas for residents. Any roof deck is primarily designed to serve the commercial/restaurant component and does not substitute for dedicated, code-compliant common and private open space for the 19 dwelling units. The absence of meaningful on-site open space will significantly diminish residential livability, privacy, and access to light and air, particularly given the building's extreme massing, and is inconsistent with the Venice Coastal Zone Specific Plan's and LUP's open space standards and the Coastal Act's emphasis on high-quality residential environments in the Coastal Zone.

8. Poor design and incompatibility with the historic, special coastal community context.

The project's overall design – five stories, maximal lot coverage, minimal articulation, zero front yard, and commercial restaurant floors stacked above ground level – is out of scale and character with the surrounding one- and two-story historic residential neighborhood and the Lost Venice Canals Historic District. Rather than stepping down to adjacent homes, the building presents tall, sheer walls and roof structures that loom over the alley and neighboring properties, degrading views, privacy, and the existing small-scale rhythm of Main Street. By using density bonus incentives and waivers to override key Venice Coastal Zone standards on height, setbacks, lot consolidation, and open space, the project fails to “harmonize” Density Bonus Law with the Coastal Act and instead attempts to maximize buildout at the expense of scenic and visual resources and the Venice “special coastal community” that the Coastal Act and LUP explicitly seek to protect.

9. Significant adverse impact on coastal access and parking.

The site is only a short distance from the beach in an area already severely constrained for parking and heavily relied upon by coastal visitors. The project seeks substantial relief from on-site parking requirements while adding a high-intensity restaurant and additional dwelling units, inevitably pushing more demand onto already oversubscribed public streets and alleys. Under Coastal Act §30252, new development must maintain and enhance public access by providing adequate parking or equivalent transit measures; AB 2097 does not override this Coastal Act mandate. Here, the requested parking reductions, combined with alley-only access and lot consolidation, will cumulatively reduce the availability of convenient parking for beachgoers and visitors, impairing coastal access and conflicting with both the Coastal Act and the certified Venice LUP. In addition, the traffic analysis excludes the restaurant uses entirely by claiming that all of the restaurants are “local serving,” which is not true. This artificially keeps the project below the 250-trip threshold. This omission must be corrected and a DOT traffic analysis performed.



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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

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- 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 (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.
