

LUPC Consent Calendar:

- 1) **305 Rose Ave** (cross street Hampton Dr)
APCW-2025-2220-SPPE-CU2-SPPC-CDP, ENV-2025-2222-CE
Committee vote: 7-0-0

Project Description: The adaptive re-use and interior renovation to convert a 5,759 SF 1905 Historical Place Church with lapsed use rights, which appears in Historic Places LA, to a neighborhood private social club and co-working space, with no parking provided.

Supporting Document: LUPC Staff Report

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 similar uses in the Coastal Zone:

- 1) The stated authorized use shall be conducted at all times with due regard for the character of the surrounding district. The required conditions are necessary for the protection of persons in the neighborhood or occupants of adjacent property.
- 2) The applicant agrees to sound containment and abatement measures on the interior and exterior of the project. As the project is envisioned as a club the likelihood of noise leaking out to the immediate neighbors to the east and north of the project site at some level is guaranteed. Thus, precise sound abatement measures and covenants shall be in place as part of the permitted use. The applicant agrees to following sound abatement procedures:
 - a) Adding a sound wall to all interior wall that faces the abutting neighbors and alley
 - b) Closing, boarding up openings with a sound abating wall on the interior windows that abut to immediate neighbors on the historic and annex part of the building
 - c) Upgrading all other windows to a triple pane window system
- 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) No smoking shall be permitted anywhere on the premises. No smoking signs shall be posted on the premises, including the roof-top deck.
- 6) All unauthorized 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.
- 7) Parking compensation: As this project cannot accommodate any parking for its use and purpose it should be required to make arrangements with surrounding paid and publicly accessed parking lots for parking of vehicles when member events are taking place and to designate a safe pick up and drop off space adjacent the project.

- 8) Green Space additions and Urban beautification: This project lacks green and permeable space, therefore the continuation of urban trees on the parkway on Rose Ave and Hampton Dr and the landscaping in the paved open area should be part of this project. A landscape plan with these changes shall be part of the permitting process.
- 9) 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 following locations: 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.
- 10) No live music events or interior amplified sound events shall be allowed.

2) **657 Flower Ave** (between 6th Ave & 7th Ave)

AA-2017-3905-PMLA-SL-M1

Committee vote: 7-0-0

Project Description: Request to modify certain conditions of the January 9, 2019 Parcel Map determination for 1) BOE conditions section 7.b (page 2) and 2) Department of City Planning – Standard Small Lot Conditions Bureau of Engineering Standard Condition S-3(i)b (page 13).

Supporting Document: LUPC Staff Report

Motion

The Venice Neighborhood Council supports the modification requested for the applicant to only improve the portion of the alley adjoining their rear property line or another more limited BOE-proposed alternative.

3) **2454 Lincoln Blvd** (near Nelrose Ave, across from Coeur d'Alene Ave, north of Washington Blvd)

DIR-2025-6828-CDO, ENV-2025-6829-CE

Determination issued

Committee vote: 7-0-0

Project Description: Renovation of existing car wash to include exterior façade, interior tenant improvements, as well as site and site layout improvements including signage modifications.

Supporting Document: LUPC Staff Report

Motion

The Venice Neighborhood Council supports the approval of the project and, with respect to the landscape plan, requests planting of small native trees such as Toyons (as they are smaller and grow fast), planting of native shrubs such as Ceonothus Aboreus, and planting of ground cover such as Yarrow.

4) **ADU Legislation re approval in the Coastal Zone**

City Council motion by Councilmember Park

https://cityclerk.lacity.org/onlinedocs/2025/25-1269_misc_10-24-25.pdf

City Council File:

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=25-1269>

State Legislation:

<https://www.coastal.ca.gov/sb1077/>

Committee vote: 7-0-0

Motion

The Venice Neighborhood Council supports Council File 25-1269 for the City to prepare an ordinance to allow for ministerial review of applications for Accessory Dwelling Units (ADUs) in the Coastal Zone, conditioned on City Planning requiring an applicant's completion of the VNC's proposed ADU Acknowledgement Form with respect to prohibition on short-term rental use when submitting an ADU application.

5) **Creation of an Inter-Agency Task Force to Coordinate the Enforcement of the City's Al Fresco Dining Ordinance**

Committee vote: 7-0-0

PURPOSE: To create the basis for a system of accountability and process for enforcement of the Al Fresco Dining Ordinance.

BACKGROUND: LAMC section 12.21(A)(24)(f)(1), "Failure to comply with any of the regulations and standards set forth herein shall constitute a violation of the Al Fresco Ordinance and may result in a citation, Administrative Citation, Orders to Comply and/or other available enforcement mechanisms identified herein or in the LAMC." Responsibility for enforcement has been divided among 5 different departments (LAPD, DBS, the BEST Unit of City Planning, DOT and BOE). The problem is that there is no actual place to go to get re-dress because none of those departments will accept responsibility for doing anything about violations. No matter where a citizen files a complaint, they are told it's the wrong department. The simple creation of an inter-agency task force would fix this problem.

Supporting document: [Proposal Concerning the Creation of an Inter-Agency Task Force to Coordinate the Enforcement of the City's Al Fresco Dining Ordinance](#)

Motion

The Venice Neighborhood Council urges CD-11 and the City Council to establish an inter-agency task force dedicated to the enforcement of the Al Fresco Dining Ordinance. This group would have designees from the BEST unit of Planning, and the enforcement units of DBS, DOT, BOE, and LAPD and would be primarily responsible for investigating and enforcing violations of the Al Fresco Dining Ordinance.

LUPC Regular Calendar:

1) 748 Flower Ave (between 7th Ave & Lincoln Blvd)

DIR-2025-2956-CDP-SPPC-MEL, EAR (Expanded Administrative Review)-2025-2958-DB-HCA, ENV-2025-2957-CE

Committee vote: 4-2-1

Project Description: Construction of a 16-unit residential development, totaling 25,081 SF of floor area, with a corresponding FAR of 2.53:1, with a maximum height of 36 feet and 19 parking spaces

Supporting Document: LUPC Staff Report

Motion

The Venice Neighborhood Council recommends the City's approval of the project at 748-752 Flower Ave, conditioned specifically upon the following changes to the plans:

- 1) Enhance aesthetic quality and character by referencing neighborhood and community architectural details.
- 2) Install native plantings and trees that support birds and pollinators and allow residents and neighbors more access to nature both on the property and in the parkway.
- 3) Change the landscape plans to remove concrete from the front yard, retaining a minimum path required for fire code.
- 4) Incorporate LUPC-recommended siding and /or lighter color treatments to reflect the architecture of and colors in the neighborhood.
- 5) Incorporate water capture infrastructure from the roof into storage of some kind to mitigate the lack of stormwater absorption resulting from reduced open soil.