



VENICE NEIGHBORHOOD COUNCIL

PO Box 550, Venice, CA 90294 | www.VeniceNC.org



REGULAR BOARD MEETING — AGENDA

Tuesday, August 18th, 2026 | 6:30 PM

Westminster Elementary School — 1010 Abbot Kinney Blvd, Venice, CA 90291
(Enter from parking lot on Westminster Ave)

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

NOTE: Comments from the public on matters not on the agenda within the Board's jurisdiction will be heard during General Public Comment. Under the Brown Act, the Board may not act on matters raised during General Public Comment; however, they may become the subject of a future meeting. Unless adjusted by the presiding officer, public comments are limited to 5 minutes per speaker total per meeting (including general public comment). Please use the provided speaker cards.

I. CALL TO ORDER AND BOARD ROLL CALL

David Feige (President)	Kenya Lee	Lisa Redmond
Gary Pearl (Vice President)	Brennan Lawson (Vacant)	Nico Ruderman (Vacant)
Tima Bell (Secretary)	Clark Brown	Richard Stanger
Helen Fallon (Treasurer)	Fran Solomon	Sarah Mahir
Mark Mack (LUPC Chair)	Jason Sugars	Alley Bean
Soraya Moss (Communications Chair)	Jim Fitzgerald	Ted Henderson
Erica Moore (Outreach Chair)	Joseph Garcia	Yolanda Gonzalez

A. DECLARATION OF EX PARTE COMMUNICATIONS, CONFLICTS OF INTEREST AND/OR RECUSALS (Post-filing only) (2 min)

B. APPROVAL OF PRIOR MEETING MINUTES (3 min)

Motion 101-26-VNC

The VNC Board approves the Minutes of its July Regular Board Meeting (July 21st) (<https://www.venicenc.org/assets/documents/5/meeting6a6132dacab66.pdf>) and the minutes of the special meeting held July 29th. ([meeting6a73e15958088.pdf](https://www.venicenc.org/assets/documents/5/meeting6a73e15958088.pdf))

II. ANNOUNCEMENTS OF VACANCIES AND APPOINTMENTS:

Announcement of Vacancy:

The at-large board seat held by Brennan Lawson has been declared vacant due to resignation. This announcement is being made pursuant to Article V, Section 10 of the Venice Neighborhood Council bylaws.

Announcement of Vacancy:

The at-large board seat held by Nico Ruderman has been declared vacant due to absences, specifically the dates and meetings below. This announcement is being made pursuant to Article V, Section 7 of the Venice Neighborhood Council bylaws.

Meeting Date	Nico Ruderman's Recorded Attendance	Min. Present / Total	% Present	Result
Aug 19, 2025	Present – full meeting.	full	100%	Present
Sep 16, 2025	Marked absent on both the agenda roll call and the certified vote grid – full no-show.	0	0%	Absent

Meeting Date	Nico Ruderman's Recorded Attendance	Min. Present / Total	% Present	Result
Oct 21, 2025	Present – full meeting.	full	100%	Present
Nov 18, 2025	Roll call/vote grid: present for Prior Minutes item only, then “ABSENT” for all 11 remaining items. Agenda notes: present at 6:32 pm start, “left 7:30PM” of a 6:32–10:24 pm meeting.	58/232	25.0%	Absent
Dec 16, 2025	Agenda notes “Arriv. 6:48, Left 8PM” of a meeting held roughly 6:30–11:22 pm. Vote grid separately marks him outright “absent.”	72/292	24.7%	Absent
Jan 20, 2026	LEFT EARLY. Vote grid shows present for the first 8 of 12 tracked items, absent for the last 4 votes; HOWEVER: no clock times recorded to establish an early-departure timestamp before the meeting's midpoint.	n/a	n/a	Present (insufficient timed evidence of absence)
Feb 17, 2026	Present – full meeting.	full	100%	Present
Mar 17, 2026	Present – full meeting.	full	100%	Present
Apr 21, 2026	Minutes mark him “Nico Ruderman **” with footnote: “Arrived at 9 pm, at the start of Agenda Item X.” Meeting called to order 6:50 pm; adjourned 10:00 pm.	60/190	31.6%	Absent
May 19, 2026	Present – full meeting.	full	100%	Present
Jun 16, 2026	Vote grid: present for roll call and Prior Minutes only, then “absent” for all 10 remaining items of a 6:35–10:12 pm meeting.	~25/217	~11%	Absent
Jul 21, 2026	Present – full meeting.	full	100%	Present

Below is a summary of the missed meetings with links to the minutes demonstrating the absences.

- September 16, 2025 – full absence (0%) <https://www.venicenc.org/assets/documents/5/meeting68de94ecc2c00.pdf>
- November 18, 2025 – present 58 of 232 minutes (25.0%) <https://www.venicenc.org/assets/documents/5/meeting691fa598163a5.pdf>
- December 16, 2025 – present 72 of 292 minutes (24.7%) <https://www.venicenc.org/assets/documents/5/meeting6994fd458a796.pdf>
- April 21, 2026 – present 60 of 190 minutes (31.6%) <https://www.venicenc.org/assets/documents/5/meeting69eee12ed31a0.pdf>
- June 16, 2026 – present roughly 25 of 217 minutes (~11%) <https://www.venicenc.org/assets/documents/5/meeting6a5bb4f80adf8.pdf>

Appointments:

In lieu of the current rep, Richard Stanger, Chair of the Parking Infrastructure and Transportation Committee is appointed to be the VNC representative to the WRAC transportation and mobility Committee.

In lieu of the current rep, Alley Bean, Chair of the Homelessness Committee is appointed to be the VNC representative to the WRAC Homelessness Committee.

III. PRESENTATIONS, GOVERNMENT REPORTS (AND BOARD QUESTIONS) (30 min)

- Chantal Alatorre, LA County Beaches & Harbors Facilities Planning Div. (5 min)
- Congressman Ted Lieu's Office — Janet Turner (3 min)
- Supervisor Horvath's Office-- Zachary Gaidzik (3 Min)
- Councilmember Traci Park's Office — Sean Silva (5 min)
- LAPD (4 min)
- Jay Handal, Budget Advocate (3 min)
- Board questions for City Officials (7 min)

IV. NEW BUSINESS PART ONE-- *Discussion and Possible Action on 102-26-VNC through 105-26-VNC*

A. **2467-2471 LINCOLN BLVD/SAFE PLACE FOR YOUTH (SPY)/VCH** (between Coeur d'Alene & Garfield Ave) (30 Min) (Robert Cherno 3 Minutes)

Land Use & Planning Committee. Vote: 7-0-0 (2 absent)

Administrative Review of Operations & Condition Compliance/Adequacy

CPC-2019-6069-CU-DB-CDP-CDO-SPP-MEL-WDI

June 3, 2020 determination:

<https://planning.lacity.gov/pdisaseinfo/document/MjMwNjczO/46e6f77e-051c-4e11-ad6d-6ce8558211cd/pdd/archive>

Motion 102-26-VNC

Whereas the project at 2467–2471 Lincoln Blvd, Case No. CPC-2019-6069-CU-DB-CDP-CDO-SPP-MEL-WDI, was approved as a mixed-use development consisting of permanent supportive housing and related supportive services, and commercial office use;

Whereas the project was approved pursuant to California Density Bonus Law, which expressly recognizes “a specific, adverse impact ... upon public health and safety or the physical environment” in Government Code §65915;

Whereas community members have reported significant and continuing adverse impacts associated with activities at and around the property, raising questions regarding the adequacy of the existing Conditions of Approval and whether additional operational conditions, compliance monitoring, or other measures are warranted; and

Whereas questions have arisen as to whether the property's current uses—including SPY's street outreach and other supportive services for individuals who do not reside in the onsite supportive housing—fall within the uses authorized by the entitlement.

Resolved, the Venice Neighborhood Council recommends that the Department of City Planning and Zoning Administrator:

- 1) review the current uses and operations at 2467–2471 Lincoln Blvd and the evidence of adverse impacts on the surrounding neighborhood;
- 2) determine whether all current uses are authorized by the approved entitlement;
- 3) evaluate compliance with and adequacy of the existing Conditions of Approval; and
- 4) determine whether **additional or modified operational conditions**, enhanced compliance monitoring, an Evaluation of Non-Compliance under LAMC §13B.6.1, and/or initiation of Nuisance Abatement/Revocation proceedings under LAMC §13B.6.2 are warranted to address documented ongoing impacts—consistent with the project's Conditional Use findings requiring that the project's operations be compatible with and not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or public health, welfare and safety—and taking into account the public health and safety considerations expressly recognized in California Density Bonus Law, including Government Code §65915's reference to “a specific, adverse impact ... upon public health and safety or the physical environment.”

B. RECOMMENDATIONS FOR PERMANENT SUPPORTIVE HOUSING PROJECTS (30 Min)

Land Use & Planning Committee. Vote: 7-0-0 (2 absent)

Council File 26-0956:

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=26-0956>

City Council Motion:

https://cityclerk.lacity.org/online/docs/2026/26-0956_misc_06-26-26.pdf

Motion 103-26-VNC

The Venice Neighborhood Council **supports the motion in Council File 26-0956** to instruct various City departments to:

- 1) report back on the feasibility of conditioning city funding for permanent supportive projects on the provision of background checks and comprehensive behavioral-health and risk assessments, in addition to screening out individuals with violent criminal histories;
- 2) report with recommendations to update the City's Model Property Management Policies and Procedures to account for safety within and outside publicly funded housing projects;
- 3) prepare recommendations for strengthened "Good Neighbor" operational agreements for City-funded housing, including but not limited to required on-site security staffing levels, 24/7 staffing requirements for higher-acuity sites, security cameras in common areas and entrances, controlled access systems, and regular security audits;
- 4) report on intake and assessment protocols for supportive housing projects, including whether providers are conducting comprehensive behavioral-health and risk assessments, screening for violent criminal histories, evaluating severe mental illness and substance use needs, and matching residents with appropriate levels of care rather than placing high-acuity individuals in lower-support settings;
- 5) report with recommendations for "higher-acuity placement pathways," for individuals with repeated violent conduct, serious untreated mental illness, or persistent behavioral crises, including coordination with County behavioral health programs; and
- 6) report on the feasibility of creating a dispute resolution process to mediate concerns between neighbors and permanent supportive housing operators.

C. MOTION TO CONCUR WITH PROPOSED WINDWARD AVENUE PEDESTRIAN ENHANCEMENT PROJECT (30 min) (Richard Stanger 5 Min introduction)

Parking, Infrastructure and Transportation Committee. Vote: 3-0-1

Motion 104-26-VNC

The Parking, Transportation, and Infrastructure Committee asks the Venice Neighborhood Council to **approve the Windward Avenue Pedestrian Enhancement Project**, the conceptual reconfiguration of Windward Avenue between Speedway and Windward Circle into pedestrian plazas.

VNC concurrence will initiate discussions with appropriate City agencies and the Coastal Commission toward the goal of implementing the concepts. The Committee acknowledges that the initial survey shown to the Committee was subsequently modified but in a way that did not materially affect the purpose of the survey.

D. SUPPORT FOR THE INVESTIGATION AND DRAFTING OF A LOCALIZED RESIDENTIAL AND COMMERCIAL VACANCY FEE INITIATIVE TO FUND TEMPORARY AND SUPPORTIVE HOUSING SOLUTIONS

Homelessness Committee. Vote: 6-0-1

Motion 105-26-VNC

WHEREAS, the City of Los Angeles continues to experience a severe and prolonged affordable housing and homelessness crisis, prompting recent emergency housing elements and historic updates to the Rent Stabilization Ordinance (RSO) capping annual rent increases at 4% to prevent further displacement;

WHEREAS, current Q2 2026 submarket data from the West Los Angeles and Venice Beach areas indicates that despite high housing demand, overall citywide vacancy has ticked up to 5.6%, while premium coastal submarkets like Venice Beach have seen rental vacancy climb significantly from a 2022 low of 4.2% up to 5.3% in 2026, with negative net absorption (more tenants moving out than moving in) as average asking rents command an elite premium of \$3,290 per month;

WHEREAS, academic and independent research, including the landmark UCLA Law *Vacancy Report* establishes that thousands of habitable units across Los Angeles are withheld from the long-term housing market for speculative purposes, corporate land banking, or secondary transitional use, leaving critical housing supply unutilized while working families are priced out of their neighborhoods;

WHEREAS, residential and commercial storefront vacancies along vital Venice economic corridors (such as Abbot Kinney Boulevard, Rose Avenue, and the Venice Boardwalk) destabilize local commerce, reduce neighborhood safety, and diminish community cohesion;

WHEREAS, other California municipalities, including Oakland, San Francisco, and Berkeley, have successfully implemented regulatory mitigation fees on properties left empty for more than 182 days per year, successfully incentivizing corporate landlords to lower asking rents to fill 183 units while generating millions of dollars in dedicated local revenue for temporary and permanent supportive housing;

WHEREAS, the Office of the Los Angeles City Administrative Officer (CAO) has formally issued a general revenue transmittal under Council File 25-0029, explicitly instructing the City to evaluate and fund independent feasibility studies into a municipal Vacancy Tax structure designed to disincentivize speculative land banking and activate empty properties across Los Angeles; and

WHEREAS, independent municipal fiscal analyses of peer California cities indicate that vacancy mitigation structures targeting both unleased residential stock and blighted commercial storefronts can generate anywhere from \$4 million to over \$12 million annually in dedicated municipal revenue, providing a critical, self-sustaining funding stream directly to the local district to fund immediate temporary housing solutions and retail corridor remediation without draining the city's general fund.

THEREFORE, BE IT RESOLVED, that the Venice Neighborhood Council (VNC) officially requests that Los Angeles City Council District 11 (CD11) Councilmember Traci Park, in coordination with the Los Angeles Housing Department (LAHD), **introduce a motion instructing the City Attorney to study the feasibility of a localized Vacancy Fee** on residential and commercial properties within the Venice stakeholder boundaries that remain vacant or unleased for more than six months out of a calendar year;

BE IT FURTHER RESOLVED, that the VNC requests any revenue generated by a Venice-localized vacancy fee structure be strictly firewalled and allocated directly toward local Council District 11 temporary housing solutions, rental assistance vouchers for low-income Venice families, and grassroots homelessness remediation programs; and

BE IT FURTHER RESOLVED, that the VNC directs that an official Community Impact Statement (CIS) and this passed motion be submitted directly to Council File 25-0029, sent to the Office of Mayor Karen Bass, and transmitted directly to Councilmember Traci Park (councilmember.park@lacity.org), Los Angeles City Controller Kenneth Mejia (controller.mejia@lacity.org), City Administrative Officer Matthew W. Szabo (matthew.szabo@lacity.org), the Los Angeles City Council Housing and Homelessness Committee (clerk.housingcommittee@lacity.org), the Los Angeles Budget and Finance Committee (Clerk.BudgetFinanceandInnovation@lacity.org), and the General Manager of the Los Angeles Housing Department (lahd.publicinfo@lacity.org).

V. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS (15 min)

VI. NEW BUSINESS PART TWO-- Discussion and Possible Action on 106-26-VNC through 129-26-VNC

A. **CONSENT CALENDAR** (Motions 106-26-VNC through 119-26-VNC) (15 min)

NOTE: CONSENT CALENDAR — voted on as a single agenda item. Any board member or stakeholder may offer good cause as to why an item on the consent calendar should be removed and addressed as a separate agenda item prior to the end of the meeting. Pursuant to VNC Standing Rule 14, "The Chair shall have sole discretion to determine what constitutes good cause." All Board Member requests for removal must have been received prior to the meeting per previously issued notice.

1. **Community Plan/Local Coastal Program Ad Hoc Committee**

a. **Reauthorization of Community Plan/Local Coastal Program Ad Hoc Committee**

Motion 106-26-VNC

The Venice Neighborhood Council **reauthorizes the Community Plan/Local Coastal Program Ad Hoc Committee** through June 2027, ratifies the continued appointment (per the President) of Naomi Nightingale as Chair of said committee, and accepts all previously approved committee motions as once again approved, including committee approval of Motion 107-26-VNC, below, to support the committee's updated East Venice Land Use Plan Recommendations.

b. **Motion re. East Venice Community Plan Recommendations**

Vote: 5-0-0 (1 absent)

Motion 107-26-VNC

The Venice Neighborhood Council (VNC) **does not support the 2026 East Venice Community Plan recommendations proposed by City Planning**, as they do not reflect the work, community input, or recommendations contained in the VNC's 2024 Interim Report.

The VNC instead **supports the updated recommendations** contained in the Draft East Venice Community Plan – Land Use Recommendations (August 2026) report prepared by its Community Plan/Local Coastal Program Ad Hoc Committee, which builds upon the VNC's 2024 Interim Report recommendations, incorporates public input received from East Venice residents at the Committee's July 23 and August 4, 2026 meetings, and reflects the Committee's subsequent analysis and recommendations. The VNC will continue working with City Planning, with the assistance of the Council Office, to incorporate additional recommendations from the East Venice community. The draft report and motion will be transmitted to City Planning and the CD-11 Council Office.

2. **Outreach Committee: Approval Parts Two and Three of the Venice Tsunami Preparedness Series**

Motion 108-26-VNC

The VNC Board approves the Outreach Committee Chair to plan and coordinate the remaining events in the Venice Tsunami Preparedness Series for Fiscal Year 2026-2027, including a Tsunami Preparedness Fair at Oakwood Recreation Center in September 2026 and a Tsunami Evacuation Walk/Drill in October 2026, concluding at Oakwood Recreation Center. This authorization includes securing venue reservations, permits, and coordinating event logistics. Any Venice Neighborhood Council expenditures shall be brought back to the Board for separate approval.

3. **Land Use Planning Committee**

a. **Motion to Waive VNC Recommendation, Without Prejudice**

Motion 109-26-VNC

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

728 Vernon Ave (between 7th Ave & Lincoln Blvd)

DIR-2026-3751-MEL-HCA

Project Description: Mello Act Review for ADU, approved by Coastal Commission 5-26-0016-W.

5218 Pacific Ave (on Grand Canal between Voyage St & Union Jack St)

DIR-2026-3756-MEL

Project Description: Mello Act Review for conversion of a 277 sf rec room into an ADU in a multi-family dwelling, approved by Coastal Commission 5-26-0011-W.

2408 Boone Ave (at Olive Ave)

DIR-2026-4006-MEL-HCA

Project Description: Conversion of existing garage to ADU.

540 Indiana Ave (between 5th Ave & 6th Ave)

DIR-2026-4113-MEL-HCA

Project Description: New 2-story detached ADU.

b. ADU processing by California Coastal Commission

ADU cases are approved by the Coastal Commission (no longer reviewed and approved by the City)

LUPC Vote: 7-0-0 (2 absent)

Motion 110-26-VNC

The Venice Neighborhood Council requests that the **LUPC Chair be included** in all Venice Coastal Zone notices to City Planning of project applications to be processed by the Coastal Commission Staff, whether exemption, waiver, or immaterial amendment.

c. 532-534 Santa Clara Ave (at 6th Ave)

Coastal Commission: 5-26-0094

Project Description: Construction of 7 new ADU's in a new 2-story, 4,996 sf building in the existing parking lot adjacent to a detached 4,800 sf, 2-story, 8-unit multi-family building with 16 parking spaces.

LUPC Vote: 6-0-2 (1 absent)

Motion 111--26-VNC

The Venice Neighborhood Council **opposes the 7-ADU project at 532-534 Santa Clara Ave** because it challenges common sense, appropriating the State's definition of an ADU to create a stand-alone multi-apartment building that should be subject to greater scrutiny by LUPC and the Venice community.

d. 811 Howard Ave (nearest cross street Marr St)

DIR-2026-1941-CDP-MEL-HCA

Project Description: Demolition of existing SFD & garage & new construction of a SFD with a new detached garage.

LUPC Vote: 7-0-0 (2 absent)

Motion 112-26-VNC

The Venice Neighborhood Council **recommends approval of the project** at 811 Howard St, as proposed, conditioned on including at least one native tree and using native plants in the landscaping from the **VNC Venice Best Practices Native Plant List**.

e. 533 Rose Ave/Chulita (cross street Dimmick Ave, across from Rennie Ave)

ZA-2026-747-CUB

Project Description: a CUB to allow the sale & dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 1,264 sf restaurant with 32 seats.

LUPC Vote: 6-0-0 (3 absent)

Motion 113-26-VNC

The Venice Neighborhood Council recommends that the City **defer approval of the CUB** request for 533 Rose Ave until an application is filed for the Coastal Development Permit required to make the existing temporary Al Fresco Dining permanent, so that the CUB and Coastal Development Permit are considered concurrently.

f. **1700 Lincoln Blvd/Companion** (at Nowita Pl)

ADM-2026-1827-RBPA

Project Description: Administrative clearance pursuant to LAMC 12.22 [A.34/A.35], restaurant beverage program (RBP), to allow the sale and dispensing of beer and wine only for on-site consumption in conjunction with a restaurant with 1,279 sf of indoor floor area, with 44 indoor seats and 8 outdoor seats, in a 179 sf outdoor patio on site, operating from 7 am to 11 pm daily, in the [Q]C2-1-CDO zone.

LUPC Vote on Motion 114: 5-0-1 (2 absent, 1 recused)

LUPC Vote on Motion 115: 6-0-0 (2 absent, 1 recused)

Motion 114-26-VNC

The Venice Neighborhood Council (VNC) **does not support a process for issuance of alcohol permits in areas adjacent or in close proximity to residential zones or any other sensitive use without public outreach and thus recommends that the RBP eligible area for the location for 1700 Lincoln Blvd/Companion be changed by the Council Office/City Council from a “General” to an “Alcohol Sensitive Use” zone**, due to its immediate adjacency to a R1/Low Residential neighborhood in East Venice and close proximity to the R2-1 neighborhood in the Milwood/Oakwood subarea. As per the RBP ordinance this change would require that the applicant conduct outreach through the VNC/LUPC process, including providing a flyer or other summary of the restaurant information, including the name, contact information, projected opening date, and menu and alcohol to be sold (beer, wine and/or distilled spirits), seating layout, including outdoor areas if any, with evidence of the outreach submitted with the RBP application materials.

Motion 115-26-VNC

The Venice Neighborhood Council requests that the Venice community area **be evaluated by the Council office/City Council to determine “Alcohol Sensitive Use” areas for purposes of RBP applications**, which we request include areas adjacent to or in close proximity to residential neighborhoods and other sensitive uses, and **that all Venice RBP applications be put on hold pending that determination**.

g. **213 Woodward Ave/Hama Sushi** (at Main St)

ADM-2026-1849-RBPA

Project Description: Administrative clearance pursuant to LAMC 12.22 [A.34/A.35], restaurant beverage program (RBP), to allow the sale and dispensing of beer and wine only, for on-site consumption in conjunction with a restaurant with 1,853 sf of indoor floor area, with 110 indoor seats 20 outdoor seats in a 400 sf outdoor patio in the public right of way, operating from 5 pm to 9:30 pm daily, in the C1.5 zone.

LUPC Vote: 8-0-0 (1 absent)

Motion 116-26-VNC

The Venice Neighborhood Council recommends that the City **defer approval** of the RBPA request for 213 Woodward Ave/Hama Sushi so that it can be considered concurrently with the recently filed Coastal Development Permit for transition from temporary to permanent Al Fresco Dining, enclosure and deck with ramp (DIR-2026-333-CDP).

h. **609 Rose Ave/Wallflower RBPA** (between 6th Ave & Ruth Ave)

ADM-2026-3242-RBPA

Project Description: Sale & dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a restaurant with 427 sf of indoor floor area, with 27 indoor seats & 18 outdoor seats in an outdoor patio on site, operating from 7 am to 11 pm daily, in the C4-1 zone.

LUPC Vote: 8-0-0 (1 absent)

Motion 117-26-VNC

The Venice Neighborhood Council (VNC) **does not support a process for issuance of alcohol permits in areas adjacent or in close proximity to residential zones or any other sensitive use without public**

outreach and thus recommends that the RBP eligible area for the location at 609 Rose Ave/Wallflower be changed by the Council Office/City Council from a “General” to an “Alcohol Sensitive Use” zone, due to its immediate adjacency to a R2/Multi-Family Residential neighborhood with approximately 22 multi-family buildings within a 300 foot radius. As per the RBP ordinance this change would require that the applicant conduct outreach through the VNC/Land Use & Planning Committee process, including providing a flyer or other summary of the restaurant information, including the name, contact information, projected opening date, and menu and alcohol to be sold (beer, wine and/or distilled spirits), and seating layout, including outdoor areas if any, with evidence of the outreach submitted with the RBP application materials.

i. 802 Superba Ave (at Oakwood Ave)

DIR-2026-3865-CDP

Project Description: Addition to existing SFD, new detached garage, & swimming pool.

LUPC Vote: 7-0-0 (2 absent)

Motion 118-26-VNC

The Venice Neighborhood Council recommends the City’s **approval** of the project at 802 Superba Ave, as proposed.

4. Parking, Infrastructure and Transportation Committee: Pedestrian-Bicycle Conflicts at Washington Boulevard & Ocean Front Walk

Vote: 4-0-0 (2 absent)

Motion 119-26-VNC

The Parking, Transportation, and Infrastructure Committee asks the VNC to request the City: 1) to **find permanent solutions to pedestrian and bicycle conflicts** with temporary barriers allowed until permanent solution can be implemented at the north side of Washington Boulevard at Ocean Front Walk, and 2) to install end-of-path/no-through-bike-traffic signage and pavement markings on the south side of Washington Boulevard at Ocean Front Walk to route southbound Marvin Braude bike path traffic east along Washington Boulevard and away from the southbound pedestrian walkway.

B. BUDGET AND FINANCE COMMITTEE (15 min)

1. Treasurer’s Report

2. Discussion and Consideration of Budget and Finance Committee Motions

NOTE: Public Comment and Board Comment will be taken on Items 120-26-VNC through 124-26-VNC at one time rather than item by item.

Motion 120-26-VNC

The VNC Board approves the July 2026 Monthly Expenditure Report (MER). (see supporting documents)

Pursuant to City Clerk’s Office Guidance issued July 16, 2026, Motions 121-26-VNC through 124-26-VNC will be voted on as a “single action item” meaning a single vote will approve all of them.

Motion 121-26-VNC

The VNC Board approves the annual **service agreement with Webcorner** for the 2026-2027 fiscal year. (see supporting document) Note: This is required by NC Funding Department for “contracts”.

Outreach Motions: (see supporting documents)

Motion 122-26-VNC

The VNC Board approves the purchase of **additional VNC Business Cards**. These cards will match the current generic design and information with the addition of the Outreach Chair’s name, direct email (Outreachchair@venicenc.org), and phone number displaying the VNC logo design. The total expenditure is not to exceed \$50.00.

Motion 123-26-VNC

The VNC Board approves the purchase of **4 Banner Patches announcing the Tsunami Faire** and Tsunami Walking Drill occurring in Fall 2026 or Spring 2027. These patches will be affixed to our reusable VNC branded banners and placed in highly visible Venice locations such as Oakwood Recreation Center, Penmar Park, The Palm Trees at Abbott Kinney/Venice Boulevard and Westminster Park or other locations within that proximity. Total costs included additional duct tape not to exceed \$295.00.

Motion 124-26-VNC

The VNC Board approves holding an In Person “RVs Parked on the Streets in Venice **Town Hall,**” as previously approved in the previous fiscal year utilizing a **budget not to exceed \$1,000.*** These funds will be used for reasonable and necessary event related expenses, including location or room costs, equipment rentals such as tables and chairs, security support, decorum signage to set a friendly tone, location, staffing, and very light refreshments such as water and protein bars. VNC approves necessary budget adjustment if needed.

*Townhall budget for 2026-2027 is \$500

C. LAND USE & PLANNING COMMITTEE (30 min)

901 Abbot Kinney Blvd (at Brooks Ave)

ZA-2026-1891-CUB

Project Description: A conditional use permit to allow the sale & dispensing of a full line of alcoholic beverages in conjunction with an existing office.

LUPC Vote: 8-0-0 (1 absent)

Motion 125-26-VNC

The Venice Neighborhood Council recommends **approval of the project** at 901 Abbot Kinney Blvd, with the following conditions (for any of the requested conditions that are not included in the ZA determination, the applicant will prepare a “side letter” to the ZA committing to them for as long as the CUB is in effect and being utilized, with a “cc” to the VNC and the Council Office):

- 1) The applicant shall preserve the Frank Israel exterior facade element on Brooks Ave and incorporate information regarding Charles and Ray Eames as well as Frank Israel and his association with the building on the historical plaque.
- 2) Outdoor music shall be limited to ambient levels during school hours and prohibited after 10:00 pm. "Ambient music" shall mean pre-recorded background music played at a volume low enough to permit normal conversation, intended solely to enhance the atmosphere of the establishment and not to serve as entertainment or a draw. Ambient music shall not include any live performance, disc jockey, karaoke, amplified vocals, or any music that causes patrons to gather, watch, or dance. Outdoor ambient music shall not cause the noise level on any adjacent property to exceed the ambient noise level by more than five (5) decibels as measured per LAMC Sec. 111.02 and shall comply with the presumed ambient levels of LAMC Sec. 111.03.
- 3) Alcohol service shall remain incidental to the office/food use, not a bar or nightclub, as conditioned per the Type 57 ABC License (Authorizes the sale of beer, wine and distilled spirits, to members and guests only, for consumption on the premises where sold.)
- 4) Temporary Special Events* shall not occur during school hours.
- 5) Temporary Special Events shall be capped at 24 per year (reduced from 36 in current application), with no more than five (~20%) on Sunday–Wednesday.
- 6) For Temporary Special Events held between Sunday–Wednesday, outdoor amplified music shall follow the same limits as typical days except that outdoor amplified music above ambient level may occur from the end of the school day until midnight.
- 7) For every Temporary Special Event, sufficient off-site parking and security shall be provided to meet projected demand.

- 8) A permit from the LAPD will be obtained for each Temporary Special Event.
- 9) All proposed new trees shall be selected from the VNC Venice Best Practices Native Plant List.
- 10) Total number of Indoor Seats to be reduced from 179 to 131, and total number of Outdoor Seats to be reduced from 71 to 56. Reduction from 250 to 187 (~25%) overall.

** Temporary Special Event is defined as a private, membership- or invitation-based gathering of the establishment's members and their invited guests, held on a limited and occasional basis in furtherance of the establishment's function as a community, cultural, and entrepreneurship hub. Temporary Special Events may include, but are not limited to, member and guest meet-and-greets and networking receptions; panel discussions, lectures, and entrepreneurship, educational, or cultural talks; curated dinners and dinner conversations; art exhibitions and installations; temporary retail, culinary, or creative pop-ups; and live or recorded musical performances (including disc jockey (DJ) sets, acoustic and instrumental performances including but not limited to guitar, piano, and saxophone, and performances across a range of musical styles), together with other social, professional, cultural, or artistic programming of a similar nature.*

D. STAKEHOLDER PETITION: TO AMEND THE STANDING RULES OF THE VENICE NEIGHBORHOOD COUNCIL (30 min)

Motion 126-26-VNC

The Standing Rules of the Venice Neighborhood Council shall be amended as follows:

1. Standing Rule #3 "LUPC Committee" shall be amended to read:

I. LUPC Agendas

The Agenda shall be prepared by the Land Use & Planning Committee (LUPC) Chair or other LUPC member assigned by the committee and shall include an agenda item to decide the disposition of all new projects in the bi-weekly Certified Neighborhood Council (CNC) City Planning Early Notification Reports since the last LUPC meeting.

II. Review of Projects

Initiating Review. The LUPC is responsible for reviewing applications for new projects listed in the CNC City Planning Early Notification Reports since the last LUPC meeting.

LUPC will determine if any projects need additional review and a public LUPC hearing by considering the project's conformance with the VCP (Venice Community Plan), which includes all of Venice, and the LCP (Venice Local Coastal Program Land Use Plan), which includes only the Coastal Zone of Venice. If there is not a consensus of the group on whether to waive the review of a given project or not, further review of the project will be put to a vote of the committee.

Projects Needing No Further Review: 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.

Projects Needing Further Review: Those projects selected for further review and hearing will be assigned by the Chair during the Committee's public meeting to a specific LUPC member who will work with the applicant and the neighbors to prepare a written LUPC Staff Report. If there is opposition to the assignment of the LUPC member to a given project, the assignment will be put to a vote of the committee. Within one month's time, or as soon as practicable, each project assigned shall be reviewed at a LUPC meeting at which a written Staff Report is presented that includes the recommendation, project description, pros and cons, a summary of community input, and any findings as required by the VNC Bylaws.

Projects for which a hearing is being held must contain the following minimum project information on the LUPC and VNC agendas:

- Address:
- All Case Numbers:
- LUPC member assigned:
- Applicant/Applicant's Representative:
- Email for City Planner assigned:
- Detailed Project Description:
- Link to City Planning website where application and plans are posted:
- **Zimas map indicating 500' and 1,000' radius circles of the Project**
- Link to LUPC Staff Report

VNC Board Action. Those projects that have been heard at a LUPC meeting will appear on the next VNC Board agenda under the Agenda Item title "Projects for which LUPC Recommends Board Action." The Board can vote to accept the recommended action, reject the recommended action, or return it to LUPC for further review.

The results of the VNC Board LUPC agenda items shall be sent by the VNC Board Secretary, or assigned designee, within 10 business days of the meeting to the current City Planning Supervisor for Venice projects and the City Planner(s) assigned, with copies to the VNC Board.

2. Standing Rule #14 "Procedure for Board Consideration of Consent Calendar Items" shall be amended to read:

As defined by Robert's Rules of Order, Consent Calendar items are motions considered to be routine and non-controversial by the ~~President~~ Administrative Committee. A VNC Consent Calendar will not contain Bylaws, Standing Rules, motions not submitted through a committee, and Standing or Ad Hoc Committee formations or renewals. Any motion brought to the Administrative Committee via the Stakeholder petition process shall not be placed on the eConsent eCalendar.

At the Board meeting, the Chair reads into the record the Consent Calendar motions. Public comment is required for Consent Calendar items under the Brown Act. Any ~~non-board member~~ Stakeholder wishing to contest Consent Calendar items on the Board agenda must appear in person at the Board meeting and state to the Board which items they wish to be removed, as well as good cause for the items to be removed from the Consent Calendar. The Chair shall have sole discretion to determine at the Board meeting what constitutes good cause, and state the reasoning of their decision.

Any member of the Board at the Administrative Committee meeting, or the Board meeting, can request that an item be removed from the Consent Calendar for further review and discussion, without having to state "good cause." After contested items have been removed, there is no Board discussion, and one roll call vote is taken to approve all remaining Consent Calendar items collectively.

~~Board approval of the Consent Calendar constitutes approval of all motions contained therein. There will be no separate discussion of Consent Calendar motions unless six or more Board Members request, in writing in advance, the removal of the item from the Consent Calendar, in which case the Chair will place the item on the regular agenda where the Chair deems appropriate.~~

3. Standing Rule #36 "VNC CIS Procedures" shall be amended to read:

1. At the start of a new Board term, the Board will appoint the President and Secretary and up to three additional Board Members who are authorized to submit Community Impact Statements (CIS) by providing the official authorization form to Department of Neighborhood Empowerment (DONE).

2. Any advisory opinion, guidance, or recommendation adopted currently or previously by a majority vote of the Venice Neighborhood Council Board shall be considered an "Official Position" of the Council and may be submitted as a Community Impact Statement (CIS) to the City Council or the City's Commissions, Boards and Departments.

3. A current CIS must be filed within 10 business days of the Board meeting at which it was passed. ~~In the absence of a designated filer for the CIS the VNC Secretary is responsible for filing the CIS.~~

4. At the time of a motion passage requiring a CIS submittal, a CIS filer is named. If a designated filer is not named for the CIS, the VNC Secretary is responsible for filing the CIS.
5. At the time of a motion passage involving a CIS, if other than the President, the Board will approve a representative to speak to the CIS before the appropriate City Council meeting, City Council Committee or City Commission to avoid a last minute Special Meeting to name a representative.
6. All CIS statements will include the motion itself and may include the background that was provided with the motion.

4. Standing Rule #42 "AI-Generated Content Disclosure" shall be amended to read:

With the proliferation of artificial intelligence and AI generated responses, it is important to distinguish between the original work of a Board Member and responses or documents, emails, arguments and/or graphics created with generative AI. While AI can be a powerful aide, it should not be relied upon to create emails or arguments as completely correct or factual. Thus, for any email created from a Board member, using their Board email account, to the Board, other Board Members, or any city oversight agency, which has been generated using artificial intelligence, it is highly recommended that it be checked for factuality and accuracy to avoid liability for both the Board member and the City. Any graphics and/or documents produced on behalf of the VNC for distribution to stakeholders, or the City, must be clearly flagged as "Generated by AI" with a footnote or allowed notation. ~~that indicates clearly both which LLM was used to generate the response as well as the prompt or process used.~~

The following Sections shall be added to the standing rules in sequentially numbered sections:

1. Stakeholder Petition Structure

Under Article VIII, Section 2 of the Bylaws, a petition from Stakeholders allows for item(s) to be placed directly onto the board agenda. For transparency and verification, a stakeholder petition requires the following:

- A clear title and purpose of the petition on every page of signatures. If a separate page is required for the motion(s), the appended page must be referred to on signature pages as well, and attached for signatory review.
- The clear printed name and signature of every signatory.
- The address for every signatory.
- The date for every signatory.

All personal information, including signatures, will be redacted before publication into meeting supporting documents.

2. Removal of Committee Chair for Irregular Meeting

Appointed Chairs of Standing Committees who fail to meet every two (2) months will be removed and a new chair appointed by the board.

3. All Appointments to be Ratified

In addition to nomination of Committee Chairs, all appointments named by the President will be ratified by the Board as a regular non consent agenda items. This includes all appointed VNC representatives, such as: Liaisons to DONE (such as the Homelessness Liaison), WRAC, City Committees, DWP, LANCC, Budget Advocates, etc.

4. Lack of Quorum Timing

If any VNC Board or Committee meeting fails to achieve a quorum within fifteen (15) minutes of the scheduled start time as listed on the agenda, the meeting will be cancelled and rescheduled for another date if necessary.

5. Board and LUPC Meetings to be Live Streamed, Recordings Made Available

As an essential element of public representation, accountability and transparency, all Brown Act noticed in person VNC Board meetings, both regular and special, will be live streamed and recorded. All Brown Act noticed in person LUPC meetings, both regular and special, will be live streamed and recorded. All recordings

of live streamed meetings, as well as recordings of all VNC Committee and Board virtual Zoom meetings, will be posted within three (3) business days to the VNC's YouTube channel.

6. Authors/Creators Acknowledgment

As a matter of transparency, public accountability, and avoidance of conflict of interest, or the appearance of conflict of interest, all Venice Neighborhood Council documents require the clearly identifiable name of the person(s) who authored and/or created the material(s). This includes, but is not limited to motions, reports, minutes, letters, supporting documents, etc.

7. Removal of a Stakeholder Committee Member

Stakeholder Committee members who openly violate the BONC Code of Conduct Policy at any VNC Board or Committee meeting will be automatically removed from the Committee(s) on which they serve, and may not serve on any VNC Committee for the remainder of the current term.

8. Removal of Committee Chair for Tolerating Bad Behavior

Appointed Chairs of a Standing Committee who tolerate violations of the BONC Code of Conduct Policy by their Committee members will be terminated/removed and a new Chair appointed.

9. Stakeholders Right to Petition

Stakeholders, under Article VIII, Section 2 (petition) of the VNC Bylaws, may petition for the removal of any VNC Board or VNC President appointee. This applies, but is not limited to all appointed VNC Committee Chairs or members. Additionally, this includes all appointed VNC representatives, such as: Liaisons to DONE (such as the Homelessness Liaison), WRAC, City Committees, DWP, LANCC, Budget Advocates, etc.

10. Duties of President as Chair

The President's main responsibilities as Chair of the Board and Administrative Committee meetings include maintaining order, and ensuring fairness and impartiality at meetings.

Maintaining Order

To ensure order in a meeting, the President must be well-versed in the VNC's Bylaws and Standing Rules, BONC and DONE policy, the Brown Act, and remaining Robert's Rules of Order parliamentary procedures that do not supersede the previously mentioned authority. The President's specific responsibilities include:

- Coming to the meeting with necessary documents such as VNC Bylaws, Standing Rules, and Robert's Rules parliamentary authority for review if called upon;
- Announcing and organizing business in the correct sequence and addressing motions appropriately;
- Reads all motions into the record;
- Asking Board members to state their purpose if they rise, ensuring procedures are followed correctly;
- If a Board member is called out of order, citing the exact reason as to how they are out of order;
- Facilitating fair and timely debate on motions, ensuring each side is represented during controversial issues;
- Conducting votes on motions and announcing the results with the vote tally immediately after the vote, specifying responsibilities if a motion is adopted; and,
- Ruling on any procedural deviations, appeals, and answering Board member inquiries about business or parliamentary procedures.

Ensuring Fairness and Impartiality

The President is required to represent all Board members, fostering fairness and impartiality during meetings. The duty extends beyond controlling the meeting; it includes ensuring that all facts, both pros and cons, emerge during debate for an informed decision by the assembly. The President as Chair, or presiding officer in the absence of the President, abides by specific rules to maintain fairness:

- The Chair must not express opinions or argue the merits of a pending question while presiding;

- If the Chair wants to speak in debate, amend, or vote on a motion, they must announce this prior to any discussion on the motion, then step down and pass the gavel to the Vice President or temporary presiding officer;
- The Chair will only vote in the event of a tie, not to create a tie in order for a motion to fail so as not to conflict with their impartial role as Chair;
- Enforcing debate rules and decorum, the Chair alternates between pros and cons to the best of their ability in controversial situations;
- Clearly closes a vote by announcing the results with a vote tally before moving on to the next order of business; and,
- If a passed motion requires communication sent from the President to third party, only the exact motion and complete vote count will be included in the letter, unless a separate letter was approved by the Board.

11. Placement of Monthly Budget Items

Monthly Budget items, such as the Treasurer's Report and Monthly Expense Report (MER), are mandated and timely. The VNC Administrative Committee will place/schedule required monthly budget items as regular business items on the Board of Officers meeting agenda before Old and New Business as an "Order of the Day,"

E. **STAKEHOLDER PETITION: TO REMOVE TED HENDERSON FROM THE RULES AND ELECTIONS COMMITTEE** (15 min)

Motion 127-26-VNC

Pursuant to VNC Bylaws Article VIII, Section 1(A), Ted Henderson shall be removed as the Chair of the Rules & Elections Committee.

F. **STAKEHOLDER PETITION: TO REMOVE NICK ANTONICELLO FROM THE OCEAN FRONT WALK COMMITTEE & RULES AND ELECTIONS COMMITTEE** (15 min)

Motion 128-26-VNC

Pursuant to VNC Bylaws Article VIII, Section 1(A), Nick Antonicello shall be removed as a Stakeholder Committee member from both the Ocean Front Walk Committee and Rules & Elections Committee. Upon removal, Nick Antonicello may not serve on any VNC Committee for the remainder of the current term, ending June 30, 2027.

G. **STAKEHOLDER MOTION (NON-PETITION)** (10 Min)

Motion 129-26-VNC

The Venice Neighborhood Council moves to direct the Communications Chair to report back to the VNC Board within 60 days about restarting the practice of live streaming Board of Officer meetings for greater access and transparency to their stakeholders on an accessible to all open platform where an account is unnecessary (i.e. YouTube). Included in the report will be whether additional equipment will need to be purchased. Additionally, the Board directs the Communications Chair to reinstate posting all VNC webinar/meeting recordings, and future recordings of live streamed meetings, within five business days.

VII. ADJOURNMENT

THE AMERICANS WITH DISABILITIES ACT

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 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 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 at Secretary@VeniceNC.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, on the [Department of Neighborhood Empowerment website](#), and on www.VeniceNC.org. To 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

RECONSIDERATION AND GRIEVANCE PROCESS

For information on the VNC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the VNC Bylaws, which are available on the VNC website [Rules & Elections committee webpage](#)
