



VENICE NEIGHBORHOOD COUNCIL

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



BOARD MEETING AGENDA

Tuesday, April 21, 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.

Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during "Public Comment on Non-Agenda Items." Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during "Public Comment on Non-Agenda Items;" however, an issue raised by a member of the public may become the subject of a future Board meeting. Public comment on all agenda items is limited to 1 minute per speaker and a maximum of three agenda items per person, unless adjusted by the presiding officer of the Board. Speaker cards are required in order to speak.

I. CALL TO ORDER AND BOARD ROLL CALL (2 minutes)

David Feige	Alley Bean	Kenya Lee
Gary Pearl	Brennan Lawson	Lisa Redmond
Tima Bell	Clark Brown	Nico Ruderman
Helen Fallon	Fran Solomon	Richard Stanger
Mark Mack	Jason Sugars	Sarah Mahir
Soraya Moss	Jim Fitzgerald	Ted Henderson
Erica Moore	Joseph Garcia	Yolanda Gonzalez

II. APPROVAL OF PRIOR MEETING MINUTES (3 minutes)

Motion

The Venice Neighborhood Council approves the Minutes of March 17, 2026.

Motion

The Venice Neighborhood Council approves the Minutes of April 7, 2026.

III. DECLARATION OF EX PARTE COMMUNICATIONS, CONFLICTS OF INTEREST AND/OR RECUSALS (Post-Filing only, 2 minutes)

IV. APPOINTMENT OF LAND USE & PLANNING COMMITTEE MEMBER (10 minutes)

See Supporting Documents for Applications.

V. NEW BUSINESS — PART 1 Discussion and Possible Action on Motions 35-26-VNC through 37-26-VNC

A. 305 Rose Ave (70 minutes)

Applicant Presentation (10 min) | LUPC Staff Presentation (10 min) | Public Comment (20 min) | Board Questions/Discussion (15 min) | Applicant/LUPC Response (10 min) | Vote (5 min)

Land Use Planning Committee Vote: 7-0

[APCW-2025-2220-SPPE-CU2-SPPC-CDP](#), ENV-2025-2222-CE

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

Supporting Document: LUPC Staff Report

Motion 35-26-VNC

The Venice Neighborhood Council recommends the City's approval of the project at 305 Rose Ave with the following conditions, which are based on recent 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 neighborhood. The required conditions are necessary for the protection of persons in the neighborhood and 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 private 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 will implement the following sound abatement procedures:
 - a. Adding a sound wall to all interior walls that face the abutting neighbors and alley
 - b. Closing and boarding up openings with a sound abating wall on the interior windows that abut 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 in order 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. Arrangements shall be made with surrounding paid and publicly accessible parking lots for parking of vehicles when member events are taking place, and a safe pick up and drop off space adjacent to the project shall be designated.
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 permitted project.
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: (i) date complaint received; (ii) nature of complaint, and (iii) 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 or enhance 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.

B. Support for AB 647 Concerning Towing of RVs Valued at Less Than \$4,000 (25 minutes)

Public Comment (10 min) | Board Comment (10 min) | Vote (5 min)

Parking, Transportation and Infrastructure Committee Vote: 4-1-1

PURPOSE: Broken down and unsafe recreational vehicles are parked on many Venice streets, including Washington and Venice Blvds and Main Street. They impair the health, safety and enjoyment of the

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neighborhoods on and around those streets. On February 13, 2025, California passed AB 630 which authorizes Los Angeles and Alameda Counties to tow and destroy recreational vehicles, as defined by Health & Safety C. sec. 18010, parked on public streets and areas and which are valued at less than \$4,000. On June 6, 2025, the Los Angeles City Council passed a resolution supporting AB 630. On February 20, 2026 a judge of the Los Angeles Superior Court in CD 11 Coalition for Civil Rights v. City of Los Angeles LASC Case No. 26STCP00040 issued an order that AB 630 does not apply to public agencies which serve the incorporated cities of Los Angeles and Alameda Counties but only applies to public agencies which serve the unincorporated areas of those counties to enforce AB 630. On January 26, 2026, the California Assembly passed AB 647, which authorizes public agencies that serve the incorporated cities within Los Angeles and Alameda Counties to tow and dispose of recreational vehicles worth less than \$4,000 after providing due process notice to the owners, lien holders and occupants of those vehicles. AB 647 is presently pending before the California Senate. The City of Los Angeles, and Venice in particular, needs AB 647 to remedy the problem of broken down and unsafe recreational vehicles on city streets.

Motion 36-26-VNC

The Venice Neighborhood Council requests the City Council to support AB 647 in its 2026-2027 Legislative Program.

C. VNC Board Retreat (10 minutes)

Public Comment (5 min) | Board Discussion & Vote (5 min)

PURPOSE: Authorization of and allocation for a VNC Board Retreat designed to educate board members, create consensus and distill our vision for our board and our community.

Motion 37-26-VNC

The Venice Neighborhood Council approves a Board retreat for May 2, 2026 and authorizes a budget adjustment of no more than \$1,500 to cover the reasonable costs associated with the retreat.

VI. PUBLIC COMMENT ON NON-AGENDA ITEMS (15 minutes)

VII. PRESENTATION — VENICE HALF MARATHON (3 minutes)

[More information: runvenicebeach.com](https://runvenicebeach.com)

VIII. PRESENTATION BY VENICE LIBRARY STAFF — TABLETS (5 minutes)

IX. GOVERNMENT REPORTS (15 minutes)

- LAPD
- Mayor's Office
- Congressman Ted Lieu's Office
- County Supervisor Horvath's Office
- Councilmember Traci Park's Office
- DONE

X. NEW BUSINESS — PART 2 Discussion and Possible Action on Motions 38-26-VNC through 48-26-VNC

A. Treasurer's Report (15 minutes)

Public Comment (5 min) | Board Comment (5 min) | Vote (5 min)

Budget and Finance Committee Vote: 4-0-0.

NOTE: Public Comment and Board Comment will be taken on Items 38-26-VNC through 42-26-VNC at one time rather than item by item.

Motion 38-26-VNC

The Venice Neighborhood Council approves the March 2026 Monthly Expenditure Report (MER). See supporting documents.

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Motion 39-26-VNC

The Venice Neighborhood Council approves the annual service agreement with WebCorner for the 2025-2026 fiscal year.

Motion 40-26-VNC

The Venice Neighborhood Council approves an expenditure of \$255 to the Department of Neighborhood Empowerment (DONE) to renew the annual Zoom license as of May 2026.

Motion 41-26-VNC

The Venice Neighborhood Council approves a Neighborhood Purpose Grant (NPG) in the amount of \$762.20 to the Venice Chamber Community Foundation, fiscal sponsor for the Verdant Venice Group for tree planting on Venezia Ave.

PURPOSE: The City Clerk's proposed elimination of \$915,000 in Neighborhood Council election funding, resulting in a two-year delay of the 2027 elections, amounts to a short-term budget fix with significant long-term democratic consequences. While fiscal needs are important, the projected cost savings are minimal when weighed against the potential erosion of civic engagement, community trust, and local representation. Rather than delaying the elections, the City should explore alternative funding solutions. One such option is reallocating or eliminating Neighborhood Council rollover funds, which have consistently exceeded \$1 million annually over the past six years.

Motion 42-26-VNC

The Venice Neighborhood Council Opposes the City Clerk's recommendation to balance the 2026-2027 Fiscal Year budget by postponing the 2027 Neighborhood Council elections to 2029 and strongly urges the City to maintain full funding for these elections.

Motion 43-26-VNC

(THIS IS A BY-LAW AMENDMENT REQUIRING A 2/3 MAJORITY VOTE FOR PASSAGE)

The Venice Neighborhood Council approves the submitted changes amending Article VII Committees and their Duties, Section D. Standing Committee.

See Supporting Document for Official Red-Line.

B. General Consent Calendar (15 minutes)

Public Comment (5 min) | Board Comment (5 min) | Vote (5 min)

GENERAL 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."

1. 657 Flower Ave (between 6th Ave & 7th Ave)

LUPC Committee Vote: 7-0-0

[AA-2017-3905-PMLA-SL-M1](#)

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 44-26-VNC

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.

2. 2454 Lincoln Blvd (near Nelrose Ave, across from Coeur d'Alene Ave, north of Washington Blvd)

LUPC Committee Vote: 7-0-0

[DIR-2025-6828-CDO](#)

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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 45-26-VNC

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 Ceanothus Arboreus, and planting of ground cover such as Yarrow.

3. ADU Legislation re Approval in the Coastal Zone — City Council Motion by Councilmember Park

LUPC Committee Vote: 7-0-0

[City Council File 25-1269 \(Motion\)](#)

[City Council File 25-1269](#)

[State Legislation — SB 1077](#)

Motion 46-26-VNC

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 [Venice Neighborhood Council's proposed ADU Acknowledgement Form](#) with respect to prohibition on short-term rental use when submitting an ADU application.

4. Creation of an Inter-Agency Task Force to Coordinate the Enforcement of the City's AI Fresco Dining Ordinance

LUPC Committee Vote: 7-0-0 [Supporting Document](#)

PURPOSE: To create the basis for a system of accountability and process for enforcement of the AI Fresco Dining Ordinance. LAMC section 12.21(A)(24)(f)(1) states that failure to comply with any of the regulations and standards set forth therein shall constitute a violation of the AI Fresco Dining Ordinance and may result in a citation, Administrative Citation, Orders to Comply and/or other available enforcement mechanisms. Responsibility for enforcement has been divided among 5 different departments (LAPD, DBS, City Planning BEST Unit, DOT and BOE). The problem is that there is no actual place to go for enforcement 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.

Motion 47-26-VNC

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

5. St. Joseph's Reporting Requirements

Homelessness Committee Vote: 5-1-1

PURPOSE: To request CD-11 to direct St. Joseph Center to provide the public additional information concerning their operations and services.

Motion 48-26-VNC

The Venice Neighborhood Council requests Council District 11 to direct St. Joseph Center to:

1. Provide monthly, public reporting on measurable outcomes, including:
 - Housing placement and location and type of housing

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- Housing retention and stability
 - Frequency of case manager contacts with clients
 - Treatment engagement for high-acuity individuals
2. Provide detailed information on program performance, including definitions of metrics, data collection methods, and outcomes over time.
 3. Establish independent, empowered oversight to review outcomes and ensure accountability.
 4. Tie continued funding to demonstrated results, with clear responsibility for sustained housing and stabilization.
 5. Provide the current number of different vouchers available, specifically:
 - COC Vouchers
 - Section 8 Vouchers
 - Family Vouchers
 - Disaster Vouchers
 - Emergency Housing Vouchers
 6. Provide independent third party oversight of program performance in reference to all of the above actions.

XI. BOARD RATIFICATION OF NOMINATIONS *(5 minutes each)*

- Ratification of nomination of Gary Pearl and Kenya Lee to be Co-Chairs of the Ad Hoc Youth Civic and Cultural Engagement Committee.
- Ratification of nomination of Lisa Redmond and Robin Rudisill to be Co-Chairs of the Ad Hoc City Charter Reform Committee.

XII. BOARD REPORTS & PRESENTATIONS *(10 minutes)*

- Other Committee Reports
- Board Comments
- President's Report

XIII. 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 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 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 | 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. The current Bylaws are available on the [Department of Neighborhood Empowerment web page for the Venice Neighborhood Council](#).

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