



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE
PO Box 550, Venice, CA 90294 www.VeniceNC.org
Email: Chair-LUPC@VeniceNC.org



Meeting of the Land Use and Planning Committee

MINUTES

DATE: Thursday February 25, 2021

TIME: 7:00 – 10:00 pm

BOARD MEETINGS: The Venice Neighborhood Council holds its regular meetings on the third Tuesday of the month and may also call any additional required special meetings in accordance with its Bylaws and the Brown Act. All are welcome to attend.

TRANSLATION Services: Si requiere servicios de traducción, favor de notificar a la oficina 3 días de trabajo (72 horas) antes del evento. Si necesita asistencia con esta notificación, por favor llame a nuestra oficina 213.978.1551.

PUBLIC ACCESS OF RECORDS: See last page.

PUBLIC COMMENT: See last page.

COMMUNITY IMPACT STATEMENTS: Any action taken by the Board may result in the filing of a related CIS.

DISABILITY POLICY: See last page.

1. Call to Order

2. Roll Call

Name	Present	Name	Present
Alix Gucovsky, Chair	X	Matthew Royce	X
Barry Cassily		Chris Zonnas	X
Tim Bonefeld	X	Shep Stern	X
Daffodil Tyminski	X	Michael Jensen	X
		Carlos Zubieta	X

3. Approval of Minutes

Draft minutes for January 28, 2021 at: <http://venicenc.org/land-use-committee.php>

Moved: Carlos Second: Alix

Yes: Carlos, Alix, Tim, Daffodil, Matthew, Shep, Abstain: Chris, Michael

6-0-2

4. Approval of Agenda

Moved: Shep Second: Chris

Unanimous

5. LUPC members to declare any conflicts of interest or ex parte communications relating to items on this meeting's agenda

6. Chair's Report

7. General Public Comment on non-agendized items related to Land Use and Planning - 15 minutes

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8. VCHC REES DAVIDSON COMMUNITY

WHEREAS the Reese-Davidson Community is a proposed supportive and affordable housing development on 2.65 acres of open space on Grand Canal, approximately one block from Venice Beach and the southern entrance to the Venice Boardwalk;

WHEREAS the Reese-Davidson Community will comprise 140 units, in addition to retail space, a restaurant, community center, roof decks, an observation tower and parking;

WHEREAS Venice Beach, the Venice Boardwalk and the Historic Venice Canals are of incalculable value to Venice and the entire City of Los Angeles;

WHEREAS the Reese-Davidson Community commenced the City approval process on January 13, 2021 with a hearing before the Deputy Advisory Agency of the Los Angeles Planning Department;

WHEREAS the developers of the proposed Reese-Davidson Community—the Hollywood Community Housing Corporation and the Venice Community Housing Corporation—have sought a complete exemption from environmental review for the project;

WHEREAS neither of the developers presented project plans to the Venice Neighborhood Council or any of its committees prior to filing the application and entitlement requests for the Reese-Davidson Community with the City Planning Department;

WHEREAS the Reese-Davidson Community is one of more than a dozen new and pending homeless housing and shelter projects in Venice;

WHEREAS the community group Venice Vision has gathered extensive information regarding the Reese-Davidson Community through public records requests and other means over a period of four years;

WHEREAS Venice Vision made an edifying presentation regarding the Reese-Davidson Community at the February 25, 2021 meeting of the Land Use and Planning Committee (“LUPC”) of the Venice Neighborhood Council;

BE IT THEREFORE RESOLVED that the LUPC recommends that Venice Vision be placed on the agenda of the next meeting of the Board of the Venice Neighborhood Council for a 20 minute presentation on the Reese-Davidson Community, including the cost, design, construction and potential impacts of the project.

Moved: Alix Second: Shep

Yes: Alix, Shep, Michael, Chris, Tim, Matt Abstain: Carlos Recused: Daffodil

6-0-1

9. Oppose SB 9; support CF 21-0002-S18

Proposed by Chris Spitz/WRAC LUPC on January 18, 2021

Formally adopted by WRAC in February 2021

Passed by:

- Bel Air-Beverly Crest Neighborhood Council (modified version)
- Brentwood Community Council
- Mar Vista Community Council (modified version)
- Neighborhood Council of Westchester/Playa
- Pacific Palisades Community Council (modified version)
- West LA-Sawtelle Neighborhood Council

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- Westside Neighborhood Council (modified version)
- Westwood Neighborhood Council

Motion--Refers to City Council file [21-0002-S18](#)

Whereas, Senate Bill 9 violates the California Coastal Act (Public Resources Code §§30000 et seq.) by failing to exempt parcels within the Coastal zone, by purporting to eliminate hearings for Coastal Development Permits, and by requiring by-right/expedited approval of all projects permitted under the bill, including projects within the Coastal zone which otherwise require discretionary review, including hearings, under the Coastal Act;

Whereas, Senate Bill 9 violates the California Environmental Quality Act (Public Resources Code §§ 21065 and 21080) and shortcuts required CEQA review by declaring preemptively that a project permitted under the bill is not a "project" under CEQA, without regard to the test established by controlling caselaw, that is, whether the ordinance in a given case is "capable of causing a direct or reasonably foreseeable indirect change in the environment" (Union of Medical Marijuana Patients, Inc. v. City of San Diego (California Coastal Commission, Real Party in Interest), (2019) 7 Cal.5th 1171);

Whereas, Senate Bill 9 compromises public safety and puts the lives and property of thousands of California residents in the Very High Fire Hazard Severity Zone (VHFHSZ) at risk from increased density by failing to provide any exemption for parcels within the VHFHSZ;

Whereas, Senate Bill 9 fails to address the state's affordable housing crisis or to further the purported goal of "ensuring an adequate supply of affordable housing" by not specifying or requiring any particular amount or level of affordable housing (low to moderate income/workforce housing) in projects permitted pursuant to the bill;

Whereas, Councilmember Paul Koretz has introduced a resolution in Los Angeles City Council, CF 21-0002-S18, calling for the City of Los Angeles to oppose Senate Bill 9;

Therefore, the LUPC recommends that the Venice Neighborhood Council recommend opposition of Senate Bill 9 (Atkins) and supports the resolution in CF 21-0002-S18 (Koretz) calling for the City of Los Angeles to oppose Senate Bill 9.

NO ACTION.

10. Oppose SB 10; support CF-21-0002-S21

Proposed by Chris Spitz/WRAC LUPC on January 18, 2021

Formally adopted by WRAC in February 2021

Passed by:

- Bel Air-Beverly Crest Neighborhood Council (modified version)
- Brentwood Community Council
- Mar Vista Community Council (modified version)
- Neighborhood Council of Westchester/Playa
- Pacific Palisades Community Council
- West LA-Sawtelle Neighborhood Council
- Westside Neighborhood Council (modified version)
- Westwood Neighborhood Council

Motion--Refers to City Council file [21-0002-S21](#)

Whereas, Senate Bill 10 violates the California Constitution (Art. II, Sec. 10(c)) and principles of democracy and true local control by allowing local governments (i.e., a majority of the current or future City Council) to upzone

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single family residential properties and speed approval processes for increased density/multi-unit housing, without stakeholder involvement and by overriding community-driven local restrictions on adopting zoning ordinances, including restrictions enacted by voter initiatives;

Whereas, Senate Bill 10 violates the California Coastal Act (Public Resources Code §§30000 et seq.) by failing to exempt parcels within the Coastal zone and by allowing by-right/expedited approval of development projects with up to 10 dwelling units on properties that are upzoned under the bill, including projects within the Coastal zone which require discretionary review under the Coastal Act;

Whereas, Senate Bill 10 violates the California Environmental Quality Act (Public Resources Code §§ 21065 and 21080) and shortcuts required CEQA review by declaring preemptively that an ordinance by a local government (i.e., a majority of the current or future City Council) to upzone a single family residential property pursuant to the bill is not a “project” under CEQA, without consideration of whether the ordinance in a given case is “capable of causing a direct or reasonably foreseeable indirect change in the environment” (Union of Medical Marijuana Patients, Inc. v. City of San Diego (California Coastal Commission, Real Party in Interest), (2019) 7 Cal.5th 1171);

Whereas, Senate Bill 10 potentially compromises public safety and may put the lives and property of thousands of California residents in single family residential areas that are also in the Very High Fire Hazard Severity Zone (VHFHSZ) at risk from increased density by failing to provide for an unconditional exemption from upzoning under the bill for properties in the VHFHSZ;

Whereas, Senate Bill 10 prevents public scrutiny and bypasses democratic process by providing that state agencies alone, without local community input, would identify and maintain a controlling map of so-called “jobs-rich” areas throughout the state for purposes of upzoning single family residential properties under the bill;

Whereas, Senate Bill 10 circumvents controlling caselaw by, in effect, allowing for “spot zoning” by local governments (i.e., a majority of the current or future City Council) without consideration of whether upzoning a single family residential property would be of substantial benefit to the public in a given case (Foothills Communities Coalition v. County of Orange (2014) 222 Cal.App.4th 1302);

Whereas, Senate Bill 10 fails to address the state’s affordable housing crisis or to further the purported goal of “ensuring an adequate supply of affordable housing” by not requiring any particular amount or level of affordable (low to moderate income/workforce) housing in development projects to be built on properties that are upzoned under the bill;

Whereas, Councilmember Paul Koretz has introduced a resolution in Los Angeles City Council, CF 21-0002-S21, calling for the City of Los Angeles to oppose Senate Bill 10;

Therefore, the LUPC recommends that the Venice Neighborhood Council recommend opposition of Senate Bill 10 (Wiener) and supports the resolution in CF 21-0002-S21 (Koretz), calling for the City of Los Angeles City to oppose Senate Bill 10.

NO ACTION.

11. Affordable Housing Legislation/Support for SB 15 (Portantino) and SCA 2 (Allen & Weiner)

Proposed by Chris Spitz/WRAC LUPC on February 15, 2021

Passage deadline: May 2021

Not yet passed by a member Council

Motion

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Whereas, there is a need for positive solutions to the state's affordable housing crisis, specifically as it relates to workforce and low-to-moderate income housing. Solutions should involve legislation that 1) focuses on increasing the production and supply of truly affordable housing; 2) does not compromise public safety or the environment; and 3) respects principles of democracy, local land use control and self-determination of local governments to expand housing opportunities unique to their jurisdictions.

Therefore, the LUPC recommends that the Venice Neighborhood Council recommend support of Senate Bill 15 (Portantino) and Senate Constitutional Amendment 2 (Allen and Wiener) as examples of positive legislation that forward the goal of achieving more affordable housing consistent with these principles.

NO ACTION.

12. ADJOURNMENT—**The Chair was made aware that there were too many board members in the meeting and the meeting was thus adjourned.**

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS: The public is requested to fill out a "Speaker Card" to address the Land Use & Planning Committee on any agenda item before the Land Use & Planning Committee takes 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 Land Use & Planning Committee jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Land Use & Planning Committee 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 Land Use & Planning Committee meeting. Public comment is limited to 1 minute per speaker, unless adjusted by the presiding officer.

POSTING: In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board members in advance of a meeting may be viewed at Beyond Baroque, 681 Venice Blvd; Venice Public Library, 501 S. Venice Blvd; and at our website by clicking on the following link: www.venicenc.org, or at the scheduled meeting. You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at www.lacity.org/your-government/government-information/subscribe-meetings-agendas-and-documents/neighborhood. In addition, if you would like a copy of any record related to an item on the agenda, please contact chair-lupc@venicenc.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 Bylaws are available at our Board meetings and our website www.venicenc.org.

DISABILITY POLICY: THE AMERICAN 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 and 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 you wish to attend by contacting George Francisco, VP, at [\(310\) 421-8627](tel:(310)421-8627) or email vp@venicenc.org.

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