



# Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / [www.VeniceNC.org](http://www.VeniceNC.org)

Email: [info@VeniceNC.org](mailto:info@VeniceNC.org)



## **Board of Officers Special 24 Hour Virtual Meeting Agenda August 17, 2021 Start time... 8:00 PM (Time Certant)**

In conformity with the governor’s executive order n-29-20 (March 17, 2020) and due to concerns over COVID-19, this Venice Neighborhood Council meeting will be conducted entirely telephonically

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87625404593>

Or One tap mobile :

US: +16699006833,,87625404593# or +13462487799,,87625404593#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or 888 475 4499 (Toll Free) or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5257 (Toll Free

)

Webinar ID: 876 2540 4593

International numbers available: <https://us02web.zoom.us/j/87625404593>

### **PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS**

The public is requested to dial \*9 on their phone if calling in or press the Raise Hand button if attending by ZOOM when prompted by the presiding officer, to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board’s jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 30 seconds per speaker, unless adjusted by the presiding officer of the Board.

### **Virtual Board Meeting Rules**

- Raise your hand (or when accessing by telephone, press \*9) if you have a public comment only WHEN we get to that specific item.

- After you speak, please lower your hand.
- All panelists (board members) and attendees (public) will be muted until the administrator unmutes you for comment.
- Board members will get one chance to speak for a max of 2 minutes per item.

- Public comment will be limited to one comment for 30 seconds per item.
- Please do not raise your hand more than once per item
- Raise your hand at the start of the items you want to speak on. We will then close public comment and announce the last person to speak a few minutes after the start of the item.
- No ceding your time to others will be allowed
- The meeting is being video and audio recorded
- The public will be able to listen and speak but their video will be disabled.

All presenters that have items to project are to send them to [Secretary@VeniceNC.org](mailto:Secretary@VeniceNC.org) and [President@VeniceNC.org](mailto:President@VeniceNC.org) to have them shared with the meeting. Keep a copy of them on your desktop as a backup.

California State law (54953) allows Zoom type meetings with the following requirements, majority of board members must be within the NC boundaries, the stakeholders are advised how to attend and that any vote be by roll call.

- 1 Call to Order and Roll Call (8:00 PM)**  
James Murez, President
- 2 Declaration of Ex Parte Communications or Conflicts-Of-Interest (1 minute)**  
All Board members shall declare any ex parte communications or conflicts-of interest relating to items on this meeting's agenda.
- 3 Old Business (0 minutes)**  
Discussion and possible action

## Land Use and Planning Committee

### 522 Venice Boulevard

Case: City Hearing: CPC-2020-5839-DB-CU-CDP-MEL-SPP-HCA TBD

Address: 522 Venice Boulevard

Applicant: Mandy Judaken, 522 Venice llc ([kalnei.nissan@gmail.com](mailto:kalnei.nissan@gmail.com))

LUPC Staff: Michael Jenssen and Shep Stern

Representative: Brian Silviera [silviera.brian@gmail.com](mailto:silviera.brian@gmail.com)

City Staff Case Ira Brown [ira.brown@lacity.org](mailto:ira.brown@lacity.org) Mike Bonin [mike.bonin@lacity.org](mailto:mike.bonin@lacity.org), Jason Douglas,

[Jason.Douglas@lacity.org](mailto:Jason.Douglas@lacity.org),

#### Description:

Demolition of the (2) existing single family dwellings and the construction of a new 3-story mixed use building (commercial + 9 new dwelling units) and a 2-story basement garage on (3) lots. Demolition of residential triplex currently used as a podshare, co-living to be replaced by 26 unit apartment building with 7 very low income units. • The project seeks a conditional use permit pursuant to LAMC 12.24 (u) (26) to permit the following density bonuses 1. Permit a 20% reduction in required westerly side yard to allow a 4'10' side yard setback in lieu of the required 6' side yard setback pursuant to LAMC 12.09 1 B2 (a) 2. Permit a 60% reduction in required front yard setback in lieu of the required 15' front yard setback pursuant to LAMC 12.09.1.B1 and 3. Permit the project to provide 19 standard parking stalls and 12 compact parking stalls in lieu of the 1 standard parking space per dwelling unit minimum 26 standard stalls required pursuant to AMC 12.21.a • A conditional use permit pursuant to LAMC 12.24 U 26 to permit a density bonus for a project for which the density increase is greater than the maximum 35% permitted in LAMC 12.22.A 25. In conjunction with the construction, use and maintenance of 26 for rent dwelling units in lieu of the 11 dwelling units

otherwise permitted by LAMC 12.22.a.25 with 7 units reserved for very low income households utilizing parking option 1 in LAMC 12.22.a 25 and pursuant to LAMC 12.24 f • Allow a 20% reduction in required westerly side yard to allow a 4'10' side yard setback in lieu of the required 6' side yard setback pursuant to LAMC 12.09.1.b2 • A coastal development permit pursuant to LAMC 12.20.2 to allow the demolition of an existing residential triplex and the construction of a new 26 unit apartment building having 19 market rate and 7 very low income units, 13,905 sq feet of residential floor area, 31 subterranean parking spaces and max height of 30 feet. LUPC 5/20/2021, 7/29/2021 (MJ/AG 7-0-0)

Staff Report:

<https://www.venicenc.org/ncfiles/viewCommitteeFile/15428>

Supporting Documents:

[https://drive.google.com/drive/folders/11BHRiv6kmLkKZ\\_hu-C026ozNvSkm0vhD](https://drive.google.com/drive/folders/11BHRiv6kmLkKZ_hu-C026ozNvSkm0vhD)

Motion: The Venice Neighborhood Council recommends approval of the project as presented.

**4 Adjourn (approx. 8:15 PM)**

**List of Venice Neighborhood Council Committees & Chairs – Volunteers Welcome**

<p style="text-align: center;"><u>Standing Committees</u></p> <p>Administrative: James Murez                      Neighborhood: Daffodil Tyminski                      Outreach: Sima Kostovetsky                      Land Use and Planning: Alix Gucovsky                      Budget &amp; Finance: Andrea Boccaletti                      Rules &amp; Selections:                      Arts:                      Ocean Front Walk:</p>		<p style="text-align: center;"><u>Ad Hoc Committees</u></p>

**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](http://www.venicenc.org).

**DISABILITY POLICY: 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 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 Melissa Diner, Secretary, at (310) 421-8627 or email [secretary@venicenc.org](mailto:secretary@venicenc.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](http://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 Melissa Diner, Secretary, at(310) 421-8627 or email [secretary@venicenc.org](mailto:secretary@venicenc.org).

**COMMUNITY IMPACT STATEMENTS (CIS):** Any Board action with a City Council File # may result in the issuance of a CIS. ALL AGENDA TIMES ARE APPROXIMATE AND SUBJECT TO CHANGE ON THE NIGHT OF THE MEETING.



**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 213.473.5391.

**PUBLIC ACCESS OF RECORDS:** In compliance with Government Code section 54957.5 the agenda and non-exempt writings that are distributed to a majority or all of the board members in advance of regular and special meetings may be viewed at Beyond Baroque (681 Venice Blvd), the Venice Library (501 S. Venice Blvd), and the VNC website (<http://www.venicenc.org>), or at the scheduled meeting. For a copy of any record related to an item on the agenda, please contact [communications@venicenc.org](mailto:communications@venicenc.org). 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](http://www.lacity.org/your-government/government-information/subscribe-meetings-agendas-and-documents/neighborhood)

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