



# Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE  
PO Box 550, Venice, CA 90294 [www.VeniceNC.org](http://www.VeniceNC.org)  
Email: Chair-LUPC@VeniceNC.org



## Land Use and Planning Committee

**PLEASE NOTE NEW START TIME  
6:00PM**

DATE: Thursday December 9, 2021 TIME: 6:00 pm – 11:00 pm

You are invited to a Zoom webinar.  
When: Dec 9, 2021 06:00 PM Pacific Time (US and Canada)  
Topic: LUPC

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85058349561>

Or One tap mobile :

US: +16699006833,,85058349561# or +13462487799,,85058349561#

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  
301 715 8592 or +1 312 626 6799 or +1 929 205 6099 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: 850 5834 9561

International numbers available: <https://us02web.zoom.us/j/85058349561>

IN CONFORMITY WITH THE SEPTEMBER 16, 2021 ENACTMENT OF CALIFORNIA ASSEMBLY BILL 361 (RIVAS) AND DUE TO CONCERNS OVER COVID-19, THE VENICE NEIGHBORHOOD COUNCIL LAND USE AND PLANNING MEETING WILL BE CONDUCTED ENTIRELY WITH A CALL-IN OPTION OR INTERNET-BASED SERVICE OPTION.

### **AB 361 Updates -**

Public comment cannot be required to be submitted in advance of the meeting, only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council's control, the meeting must be recessed or adjourned.

# Venice Neighborhood Council

## LAND USE AND PLANNING COMMITTEE

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

Email: [Chair-LUPC@VeniceNC.org](mailto:Chair-LUPC@VeniceNC.org)

### 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](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org)

Alternatively, you may submit public comment via email in advance to [chair-lupc@venicenc.org](mailto:chair-lupc@venicenc.org) and [LUPC@venicenc.org](mailto:LUPC@venicenc.org)

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### AGENDA ITEMS

1. Call to Order

2. Roll Call

Name	Present	Name	Present
Alix Gucovsky, Chair	x	Matthew Royce	
Barry Cassily	x	Chris Plourde	
Corrine Baginski	x	Andrew Mika	x
Lauren Siegel	x	Michael Jensen	x
		Mehrnoosh Mojalali	

3. Approval of Minutes--see draft minutes for November 11<sup>th</sup> 2021 at: <http://venicenc.org/land-use-committee.php>

Michael motion/Corrine seconds

Motion: To postpone approval of the November 11<sup>th</sup> minutes until the following meeting.

6-0-0-

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4. LUPC members to declare any conflicts of interest or ex-parte communications relating to items on this meeting's agenda
5. Chair's Report
6. City Early Notification Reports

1201 South Abbot Kinney- Change of Use from bar to Retail **Michael**  
29 East Windward Building and Safety Appeal to the ZAM**Michael**  
2410 South Grand Remodel of a Single Family**Barry**  
931 East Nowita Remodel of a Single Family **Lauren**  
406 East Rose Conversion of 406 sq ft of a triplex to an adu **Andrew**

<https://www.venicenc.org/ncfiles/viewCommitteeFile/26044>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/26045>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/26046>

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

### 8. CASES FOR REVIEW

- A. Case: ZA-2021-632-CDP-CUB-SPP  
City Hearing: October 27  
Address: 671 Rose Avenue (Groundworks)  
LUPC Staff: Barry Cassily/ Corinne Baginski  
Applicant: Carol Gleicher  
Representative: Andrew Yapp Southern California Land Use  
City Staff: Juliet Oh [Juliet.Oh@lacity.org](mailto:Juliet.Oh@lacity.org), Sienna Kuo [Sienna.Kuo@lacity.org](mailto:Sienna.Kuo@lacity.org) Mike Bonin [Mike.Bonin@lacity.org](mailto:Mike.Bonin@lacity.org) Jason Douglas [Jason.douglas@lacity.org](mailto:Jason.douglas@lacity.org)

#### Case Description:

- A change of use to convert 920 sq feet of retail catering to service floor within a 3300 sq ft retail

<https://www.venicenc.org/ncfiles/viewCommitteeFile/26047>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/26048>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/26124>

#### Public Comment & possible action/motion

**Michael motion/Andrew seconds**

**The Venice Neighborhood Council recommends denial of the project as presented.**

**5-1-0**

9. Meeting Adjourned

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Email: Chair-[LUPC@VeniceNC.org](mailto:LUPC@VeniceNC.org)

**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)*

**PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS:** The public is requested to fill out a "Speaker Card" to address the VNC Land Use & Planning Committee on any agenda item before it 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 Neighborhood Council jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Neighborhood Council 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 Neighborhood Council 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](http://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](http://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 [secretary@venicenc.org](mailto:secretary@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](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).

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**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.