



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

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

Email: Chair-LUPC@VeniceNC.org



DRAFT MINUTES

Land Use and Planning Committee

Joint With

Board of Officers

Regular Meeting Agenda

You are invited to a Zoom webinar.

When: Mar 2, 2023 07:00 PM Pacific Time (US and Canada)

Topic: LUPC

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81120637953>

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1. INTRODUCTION AND RULES

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

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 MEETING WILL BE CONDUCTED ENTIRELY WITH A CALL-IN OPTION OR INTERNET-BASED SERVICE OPTION.

Every person wishing to address the Board must dial telephone number listed above, and enter the above Meeting Id number and then press # to join the meeting. When prompted by the presiding officer, to provide public input at the Neighborhood Council meeting the public will be requested to dial *9 or use the Raise Hand option, 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.

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. Version October 13, 2021. Any messaging or virtual background is in the control of the individual board member in their personal capacity and does not reflect any formal position of the Neighborhood Council or the City of Los Angeles.

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 Posting of Agendas

Neighborhood Council agendas are posted for public review as follows:

1. Beyond Baroque, 681 Venice Blvd., Venice, CA 90291
2. www.VeniceNC.com
3. You can also receive our agendas via email by subscribing 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.

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, Secretary@VeniceNC.org. Reconsideration and Grievance Process - For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website www.VeniceNC.org.

Virtual Meeting Rules

1. Raise your hand (or when accessing by telephone, press *9) if you have a public comment only when we get to that specific item.
2. After you speak, please lower your hand.
3. All panelists (committee members) and attendees (public) will be muted until the administrator unmutes you for comment.
4. Board members will get one chance to speak for a max of two (2) minutes per item.
5. Public comment will be limited to one comment for one (1) minute per item.
6. Please do not raise your hand more than once per item.
7. 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.
8. No ceding your time to others will be allowed.

- 9. The meeting is being video and audio recorded.
- 10. The public will be able to listen and speak but their video will be disabled.

All presenters that have items to present should send them to Chair-LUPC@VeniceNC.org to have them shared with the meeting. Keep a copy of them on your desktop as a backup.

Written Public Comments

Public comments for LUPC Meetings may be emailed to the entire committee at LUPC@venicenc.org. When submitting a public comment, please reference the project address and planning case number in the subject line of the email.

2. CALL TO ORDER

3. ROLL CALL

<input checked="" type="checkbox"/> Corinne Baginski	<input checked="" type="checkbox"/> Barry Cassilly	<input type="checkbox"/> Andrew Mika
<input checked="" type="checkbox"/> Lauren Siegel	<input type="checkbox"/> Matthew Royce	<input checked="" type="checkbox"/> Mehrnoosh Mojallali
<input checked="" type="checkbox"/> Christopher McLean	<input checked="" type="checkbox"/> Michael Jensen	<input checked="" type="checkbox"/> Jeff Martin

4. CHAIR ANNOUNCEMENTS

5. APPROVAL OF MINUTES

A. MINUTES FROM 2/2/2023 LUPC MEETING

Draft Minutes available at:

<https://www.venicenc.org/assets/documents/5/meeting63dcf3f11344.pdf>

Motion: Approve minutes

Maker / 2nd: **Lauren / Corinne**

Vote: **7-0-0**

6. DECLARATION OF CONFLICTS OF INTEREST OR EX PARTE COMMUNICATIONS

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

7. GENERAL PUBLIC COMMENT

Public comment is limited to one (1) minute per speaker with a total comment time not to exceed ten (10) minutes, unless adjusted by the Chair. No comment on items appearing on the Agenda are permitted. No committee member announcements are permitted.

8. CASE ASSIGNMENTS

Address	Case No.	Description	Staff
503 E. Brooks Ave	CHC-2022-8904-HCM	HISTORIC-CULTURAL MONUMENT NOMINATION FOR THE NEW BETHEL BAPTIST CHURCH	Barry
516 E. Boccaccio	DIR-2022-4435-CDP-MEL-HCA	NEW ACCESSORY DWELLING UNIT	Mehrnoosh
807 E Coeur D'Alene	DIR-2022-4765-CDP-MEL-HCA	CDP FOR A 592 SF, 2 STORY ADDITION TO AN EXISTING GARAGE FOR AN ADU	Mehrnoosh
218 S Main	ADM-2022-9293-RBPA	ADMINISTRATIVE CLEARANCE UNDER THE RESTAURANT BEVERAGE PROGRAM (RBP) TO ALLOW THE SALE AND DISPENSING OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A RESTAURANT.	Matthew

9. DE MINIMUS CASE CALENDAR (CONSENT)

LUPC recommends the following cases be placed on VNC consent calendar for de minimus letter.

Approved on consent.

Address	Case Number(s)	Description	Staff
925 E Milwood	DIR-2023-38-CDP-MEL-HCA ; ADM-2023-40-VSO-ADU	CONVERSION OF AN EXISTING GARAGE AND PORCH COVER INTO A 421 SF DETACHED ACCESSORY DWELLING UNIT	Corinne
818 E Milwood	DIR-2022-9432-CDP-MEL-HCA ; ADM-2022-9434-VSO-ADU	CDP FOR ADDITION OF ADU TO AN EXISTING DETACHED GARAGE	Corinne
653 Sunset	DIR-2022-217-CDP-MEL ; ADM-2022-218-VSO	NEW ATTACHED 977 SQ FT ADU, CUT OUT OF BACK PORTION OF EXISTING DWELLING UNIT (DUPLEX). (CONVERT BACK PORTION OF DWELLING UNIT INTO ADU), ADDITION OF STAIRS AND ONE PARKING SPACE FOR ADU	Lauren
2425 Cloy	DIR-2022-9222-CDP-MEL-HCA ; ADM-2023-1076-VSO-ADU	CONVERSION OF AN EXISTING DETACHED GARAGE INTO A NEW ADU IN CONJ. WITH AN EXISTING SFD LOCATED IN THE VENICE COASTAL ZONE ZONED R1-1	Lauren

10. REGULAR CASES

A. 723 OCEAN FRONT WALK (CONTINUED TO 3/30/2023)

Case Number:	CPC-2022-5893-CU-DB-CDP-SPP-MEL-HCA
Project Description	CONSTRUCTION, USE AND MAINTENANCE OF A 3-STORY, MIXED-USE BLDG WITH 16 FOR-RENT RESIDENTIAL UNIT ABOVE 16 STACKED PARKING SPACES AND 1,574 SF OF GROUND FLOOR COMMERCIAL SPACE
Link to Planning Case:	https://planning.lacity.org/pdiscaseinfo/caseid/MjYwMTA10
Link to Staff Report:	https://www.venicenc.org/assets/documents/5/meeting63fd5ee91f51a.pdf
Staff:	Chris McLean
Motion:	Approve project as presented. Maker / 2nd: Vote:

B. 2308 PISANI

Case Number:	CPC-2022-724-CDP-MEL-SPP-DB-HCA
Project Description	DEMOLISH (3) DUPLEX STRUCTURES AND CONSTRUCT 8 RESIDENTIAL CONDOMINIUM UNITS UTILIZING ON AND OFF MENU DENSITY BONUS
Link to Planning Case:	https://planning.lacity.org/pdiscaseinfo/caseid/MjU0Nzc30
Link to Staff Report:	https://www.venicenc.org/assets/documents/5/meeting63fd4951142f6.pdf
Staff:	Barry Cassilly
Motion:	Approve project as presented. Maker / 2nd: Barry / Andrew Vote: 7-0-0-0

11. LONGTERM PLANNING TOPICS**A. PUBLIC COMMENT RE: PERMANENT AL FRESCO ORDINANCE (CPC-2022-8179-CA)**

Background: The proposed Permanent Al Fresco Ordinance aims to clarify and streamline Zoning Code regulations regarding outdoor dining on private property. In a separate but related effort, the Department of Transportation (LADOT) and the Bureau of Engineering (BOE) are preparing regulations to address outdoor dining in the public right-of-way. The Permanent Al Fresco Ordinance affecting private property includes components such as a definition of outdoor dining area, site design and operational standards, and criteria for replacing required parking spaces with outdoor dining area. As proposed, outdoor dining that complies with the applicable standards would be permitted as a by-right use in any zones where restaurants are currently permitted. However, any alcohol service in outdoor dining areas would continue to require compliance with all applicable zoning regulations, including but not limited to Conditional Use Permits or Restaurant Beverage Program Administrative Clearances.

LUPC will solicit public comment with committee discussion only (no motion or vote).

Draft Ordinance: https://planning.lacity.org/odocument/0d713059-f892-4c1f-8607-b37d4693a1be/Draft_Ordinance.pdf

Fact Sheet: [https://planning.lacity.org/odocument/274f520f-ab12-4203-849c-5cfa4cc009a9/Fact_Sheet_\(English\).pdf](https://planning.lacity.org/odocument/274f520f-ab12-4203-849c-5cfa4cc009a9/Fact_Sheet_(English).pdf)

Survey Results: https://planning.lacity.org/odocument/9d6c1378-14bf-4d1f-bf82-4710708d2074/Al_Fresco_-_Participant_Survey_Results.pdf

Project Page: <https://planning.lacity.org/plans-policies/outdoor-dining>

B. INTRODUCTION AND PUBLIC COMMENT RE: MTA LOT AT 100 SUNSET (CURRENT LOCATION OF BRIDGE HOUSING)

Background: On January 28, 2016, the Metro Board of Directors adopted a motion calling for a community-based process to determine a new use for Division 6 (what we know as the MTA Lot located at 100 Sunset at Main St.) through Metro's Joint Development program. Between the October 2018 and March 2019, MTA's Joint Development Department conducted outreach efforts in Venice. The outreach and development planning and design culminated in the latest draft Development Guidelines from May 2019, which summarizes outreach efforts and contains several conceptual proposals for the MTA Lot.

Separately, in November 2019, the MTA Lot was approved as a temporary Bridge Housing Site for 154 beds run by People Assisting The Homeless (PATH). (See Council File No. 18-0510 for more

info.) Bridge Housing would rely on a lease to be negotiated between the City and MTA and a corresponding three-year sublease to PATH. The project was expected to open October 2019 with the three-year term commencing upon receipt of the Certificate of Occupancy. Bridge Housing eventually received its Certificate of Occupancy and began operations in February 2020.

The joint development of the MTA Lot was an intended bookend to the temporary Bridge Housing site, providing for a permanent project on the heels of a temporary use. However, COVID-19 left many local government programs in stasis, including the MTA's Joint Development of this site. As a result, we are now at the end of what was supposed to be Bridge Housing's three-year use, but without a finalized plan for a permanent project on the MTA Lot.

This is the first of several LUPC meetings in the coming months to discuss a viable development plan for the MTA Lot. We will start with a discussion of the Development Guidelines from May 2019 and also incorporate the latest MTA Joint Development Policy (June 2021).

LUPC will solicit public comment with committee discussion only (no motion or vote).

Los Angeles County Metropolitan Transportation Authority – Draft Development Guidelines for Division 6 Joint Development:

<https://www.venicenc.org/assets/documents/5/committee63f788576c85b.pdf>

Los Angeles County Metropolitan Transportation Authority – Joint Development Guidelines 2021:

<https://www.venicenc.org/assets/documents/5/committee63f78895d090d.pdf>

12. MEETING ADJOURNED