



# Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

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

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



## MINUTES

### Land Use and Planning Committee

#### Joint With

#### Board of Officers

#### Regular Meeting Agenda

You are invited to a Zoom webinar.

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

Topic: LUPC

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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](mailto: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](mailto: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](http://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](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).

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, [Secretary@VeniceNC.org](mailto: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](http://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](mailto: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](mailto: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 type="checkbox"/> Barry Cassilly	<input type="checkbox"/> Andrew Mika
<input checked="" type="checkbox"/> Lauren Siegel	<input checked="" type="checkbox"/> Matthew Royce	<input checked="" type="checkbox"/> Mehrnoosh Mojallali
<input type="checkbox"/> Christopher McLean	<input checked="" type="checkbox"/> Michael Jensen	<input checked="" type="checkbox"/> Jeff Martin

**4. CHAIR ANNOUNCEMENTS**

- Introduction to CD11 Planning Deputy Jeff Khau

**5. APPROVAL OF MINUTES**

**A. MINUTES FROM 1/26/2024 LUPC MEETING**

Draft Minutes available at:

<https://www.venicenc.org/assets/documents/5/meeting63d81a5eda301.pdf>

Motion: Approve minutes

Maker / 2nd: Barry / Mehrnoosh

Vote: 8-0-0-0

**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 presiding officer. No comment on items appearing on the Agenda are permitted. No committee member announcements are permitted.

## 8. CASE ASSIGNMENTS

Address	Case No.	Description	Staff
723 Ocean Front Walk	CPC-2022-5893-CU-DB-CDP-SPP-MEL-HCA	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	CM
2005 S Alberta Ave	DIR-2022-7773-CDP	NEW FULL SECOND & PARTIAL THIRD STORY TO EXISTING ONE-STORY SINGLE FAMILY DWELLING	CM
823 E Amoroso Pl	DIR-2022-8133-SPP	FIRST FLOOR ADDITION OF 134.5 SF AND SECOND FLOOR ADDITION OF 134.5 SF (TOTAL 269 SF). NO CHANGE IN HEIGHT.	CM
918 E Nowita Pl	DIR-2022-8294-SPP	REPLACE 12 WINDOW; ADDING 3 NEW WINDOWS AND A GLASS SLIDING DOOR. DEMO ONE NON-BEARING WALL AND ENLARGE STAIR LANDING ON SECOND FLOOR BY 8 SF.	BC
350 S 6th Ave	DIR-2019-6301-CDP-SPP-SPPA-MEL-1A	DEMOLITION OF AN (E) ONE-STORY; SINGLE-FAMILY DWELLING AND TO ALLOW FOR THE CONSTRUCTION; USE; AND MAINTENANCE OF A (N) 3-STORY; 3,060 SF; SFD WITH ROOF DECK AND ATTACHED 2-CAR GARAGE AND 1 UNCOVERED	BC
2324 S. Pacific Ave	DIR-2022-8507-CDP-MEL-HCA	THE CONVERSION OF A 1,935 SQUARE-FOOT GARAGE INTO THREE ACCESSORY DWELLING UNITS.	BC
2339 Abbot Kinney	DIR-2022-8511-CDP-MEL-HCA	CONVERSION OF A THREE CAR GARAGE TO AN ACCESSORY DWELLING UNIT	AM
726 Rose	CPC-2022-8746-DB-CDP-SPP-MEL-VHCA-PHP	DEMO OF THE EXISTING STRUCTURE FOR THE CONSTRUCTION OF A 4-STORY (46'-8" FEET), 10-UNIT, MIXED-USE DEVELOPMENT LOCATED IN THE VENICE COASTAL ZONE SPECIFIC PLAN ZONED C2-1	AM
503 E. Brooks Ave	CHC-2022-8904-HCM	HISTORIC-CULTURAL MONUMENT NOMINATION FOR THE NEW BETHEL BAPTIST CHURCH	TBD
2581 S Walnut Ave (2570 Lincoln)	DIR-2022-8984-CDO; DIR-2022-8986-CDO	REMODEL AND CHANGE OF USE FROM YOGA STUDIO TO RETAIL	JM
2504 S Pacific	DIR-2022-9153-CDP-MEL-HCA	CONVERSION OF THREE (3) EXISTING STORAGE ROOMS INTO THREE (3) ACCESSORY DWELLING UNITS ACROSS 3 PARCELS	JM
856 W Marco Pl	DIR-2022-9201-CDP-MEL-HCA	CONVERT EXISTING DETACHED GARAGE INTO AN ACCESSORY DWELLING UNIT AND ADD 816 SQ FT.	JM
2425 Cloy Ave	DIR-2022-9222-CDP-MEL-HCA	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	LS
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.	LS
2332 S Ocean Ave	DIR-2022-9349-CDP	1 STORY 375 SF. RECREATION ROOM ADDITION ABOVE (E) DETACHED GARAGE WITH 2ND STORY WALKWAY TO (E) 2-STORY SFD. 26 SF. ADDITION TO (E) SFD; 18 SF. ADDITION TO (E) GARAGE; (N) WINDOWS & DOOR.	LS

818 E Milwood Ave	DIR-2022-9432-CDP-MEL-HCA	CDP FOR ADDITION OF ADU TO AN EXISTING DETACHED GARAGE	CB
925 E Milwood Ave	DIR-2023-38-CDP-MEL-HCA	CONVERSION OF AN EXISTING GARAGE AND PORCH COVER INTO A 421 SF DETACHED ACCESSORY DWELLING UNIT	CB
1 E Catamaran	ZA-2023-116-ZAA	REDUCED SOUTHERLY SIDE YARD SETBACK AND NEW BALCONIES	CB
1022 Garfield Ave	DIR-2023-156-CDP-MEL-HCA	CONVERSION OF AN EXISTING 410 SF. 2-CAR GARAGE INTO AN ADU.	MR
800 W Howard St	DIR-2023-253-CDP-MEL-HCA	CONSTRUCTION; USE; AND MAINTENANCE OF A 497 SQ FT ADU ABOVE AN EXISTING ONE-STORY GARAGE LOCATED IN THE VENICE COASTAL ZONE AND R1 ZONE.	MR
250 6th Ave	DIR-2021-2054-CDP-MEL-HCA	CDP/MELLO DETERMINATION FOR NEW 4-UNIT RESIDENTIAL BUILDING	MR

## 9. CONSENT CALENDAR

### A. DE MINIMUS CASES

Address	Case Number(s)	Description	Staff
2412 Wilson Ave.	ZA-2021-10696-ZAA-CDP-MEL; ADM-2021-10697-VSO-ADU	ADDITION TO AN (E) SFD, AND CONVERSION OF GARAGE TO JADU AND NEW 2 STORY ADU	

Approved by consent.

## 10. CASES

### A. 1338 ELECTRIC AVE.

Case Number:	ZA-2022-7079-SPP-SPPA-ZAA-CDP-MEL-HCA
Project Description	PARTIAL DEMO AND ADDITION OF 2 STORY. CHANGE OF USE TO ADD ADU
Link to Planning Case:	<a href="https://planning.lacity.org/pdiscaseinfo/caseid/MjYxMzM50">https://planning.lacity.org/pdiscaseinfo/caseid/MjYxMzM50</a>
Link to Staff Report:	<a href="https://www.venicenc.org/assets/documents/5/meeting63d81e5046d94.pdf">https://www.venicenc.org/assets/documents/5/meeting63d81e5046d94.pdf</a>
Staff:	Mehrnoosh Mojallali
Motion:	<del>Approve project as presented.</del>  Maker / 2nd: Vote:
Amended Motion	LUPC recommends approval of the project without an ADU and with the following findings:  (a) that while site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations;  (b) that in light of the project as a whole, including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely

	<p>affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety; and</p> <p>(c) that the project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.</p> <p>Maker / 2nd: <b>Barry / Matt</b></p> <p>Vote: <b>8-0-0-0</b></p>
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**B. 2425 PACIFIC**

Case Number:	ZA-2021-2488-ZV
Project Description	REQUEST TO RENEW THE EXISTING COASTAL DEVELOPMENT PERMIT AND ZONE VARIANCE ENTITLEMENTS UNDER ZA-2012-2188-CDP-ZV.
Link to Planning Case:	<a href="https://planning.lacity.org/pdiscaseinfo/search/encoded/MjQ1NzZ0">https://planning.lacity.org/pdiscaseinfo/search/encoded/MjQ1NzZ0</a>
Link to Staff Report:	<a href="https://www.venicenc.org/assets/documents/5/meeting63d81e7f1f8b4.pdf">https://www.venicenc.org/assets/documents/5/meeting63d81e7f1f8b4.pdf</a>
Staff:	Michael Jensen
Motion:	<p>Approve project as presented with the following findings:</p> <ol style="list-style-type: none"> <li>1. That the strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.</li> <li>2. That there are special circumstances applicable to the subject property such as size, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.</li> <li>3. That the variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.</li> <li>4. That the granting of such variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located.</li> <li>5. That the granting of such variance will not adversely affect any element of the General Plan.</li> </ol> <p>Maker / 2nd: <b>Barry / Corinne</b> Vote: <b>8-0-0-0</b></p>

**11. MOTION REQUESTING INVALIDATION OF DE MINIMUS WAIVER FOR VENICE LIFEGUARD STATION**

Links to Supporting Documents:

CDP Waiver:

<https://www.venicenc.org/assets/documents/5/meeting63d826449a5a5.pdf>

Joint Powers Agreement:

<https://www.venicenc.org/assets/documents/5/meeting63d825ac81439.pdf>

Building Assessment Report:

<https://www.venicenc.org/assets/documents/5/meeting63d826501c9c1.pdf>

LUPC recommends the VNC make the following motion:

**Motion:**

**WHEREAS**, on June 27, 2022, the California Coastal Commission issued de minimis waiver 5-22-0482-W (the “*Waiver*,” a copy of which is available here: <https://www.venicenc.org/assets/documents/5/meeting63d826449a5a5.pdf>) for the demolition of the Venice Lifeguard Station Tower (the “*Tower*”) pursuant to an application submitted by the County of Los Angeles;

**WHEREAS**, the County of Los Angeles leases the Venice Lifeguard Station (the “*Property*”) from the City of Los Angeles, pursuant to that certain Joint Powers Agreement with County (a copy of which is available here: <https://www.venicenc.org/assets/documents/5/meeting63d825ac81439.pdf>);

**WHEREAS**, the Waiver erroneously states that the Property and Tower are: (1) “County-owned,” (2) that the Tower was subsequently added to the Property, and (3) the Tower has reached its “development lifespan”;

**WHEREAS**, the Property and Tower are: (1) owned by the City of Los Angeles, (2) part of a single project constructed in 1968, per the Building Assessment Report (“*Report*”), dated as of June 30, 2014 (a copy of which is available here: <https://www.venicenc.org/assets/documents/5/meeting63d826501c9c1.pdf>), and (3) which Report states the Tower has “no structural deficiencies”; and

**WHEREAS**, pursuant to the conditions of the Waiver, if the project plans or information in the application are “found to be incorrect or the plans revised, this decision will become invalid; and any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.”

**NOW THEREFORE**, the Venice Neighborhood Council, Board of Officers requests that the California Coastal Commission invalidate the Waiver as it was granted based on incorrect information.

Maker / 2nd: **Matt/ Jeff**

Vote: **7-0-1-0 (Chris abstained)**

## 12. MOTION REGARDING DRAFT CONCEPTS FOR LINCOLN BLVD

Links to Planning Department Info:

<https://planning.lacity.org/plans-policies/community-plan-update/venice-local-coastal-program>

<https://planning.lacity.org/plans-policies/overlays/venice-coastal-land-use-plan>

Draft Concepts:

[https://planning.lacity.org/odocument/e5dff6ba-719d-4583-bd10-31031f7d0a3e/Venice\\_Land\\_Use\\_Draft\\_Concept\\_Boards\\_Summer2020.pdf](https://planning.lacity.org/odocument/e5dff6ba-719d-4583-bd10-31031f7d0a3e/Venice_Land_Use_Draft_Concept_Boards_Summer2020.pdf)

Links to RHNA/SCAG Documents

Regional Housing Needs Assessment:



<https://scag.ca.gov/rhna>

Local Housing Data:

<https://scag.ca.gov/sites/main/files/file-attachments/los-angeles-he-0421.pdf?1620776467>

**Motion:**

LUPC recommends the VNC make the following motion:

**WHEREAS**, LUPC has reviewed the Planning Department’s draft concepts from Summer 2022 to be used in the forthcoming updates to the Local Coastal Program and Community Plan;

**WHEREAS**, Regional Housing Needs Assessment (RHNA) is mandated by State Housing Laws;

**WHEREAS**, in March 2020, the Southern California Association of Governments (SCAG) adopted its 6th cycle RHNA allocation plan, which covers the planning period October 2021 through October 2029. For the 6th cycle, SCAG received a need of 1,341,827 housing units, 456,643 of which are allocated to the City of Los Angeles;

**WHEREAS**, to protect the existing density levels of R-1 and RD1.5 zones in Venice, including Oakwood-Milwood-Southeast Venice, Silver Triangle; Venice Canals, and East Venice (Venice east of Lincoln Blvd.), existing commercial corridors should be utilized for increased residential occupancy designed to meet state and local mandates under RHNA that will be incorporated into the Housing Element of the Venice Community Plan;

**WHEREAS**, existing zoning and uses on Lincoln Blvd. are predominantly single story commercial uses;

**WHEREAS**, City of Los Angeles has failed to maintain ADA compliant sidewalks along Lincoln Blvd.; and

**WHEREAS**, Lincoln Blvd. should be targeted as a mixed use corridor for consisting of commercial first floor uses with residential above.

**NOW, THEREFORE**, LUPC recommends the City Planning Department incorporate the following recommendations:

1. For East side of Lincoln Blvd. between Washington Blvd. and Maxella Ave., increase absolute height limit to 75 feet.



2. For entire frontage of Lincoln Blvd., require that development standards be amended to require power and telecommunication lines be moved underground using a combination of public funds and development standards for developers.
3. Maintain commercial element on ground floor for all projects.

Maker / 2nd: **Matt/ Barry**

Vote: **8-0-0-0**

### **13. PERMANENT AL FRESCO ORDINANCE (CPC-2022-8179-CA) (INTRODUCTION ONLY)**

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.

**Draft Ordinance:** [https://planning.lacity.org/odocument/0d713059-f892-4c1f-8607-b37d4693a1be/Draft\\_Ordinance.pdf](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](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>

**Public Comment Deadline is 2/24/2023.** LUPC will consider motion at its February 23 meeting.

### **14. MEETING ADJOURNED**