



# 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)



## Land Use and Planning Committee

Joint With

Board of Officers

## Regular Meeting Agenda

You are invited to a Zoom webinar.

When: Mar 30, 2023 07:00 PM Pacific Time (US and Canada)

Topic: LUPC

Please click the link below to join the webinar:

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Webinar ID: 812 5644 2402

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

**4. CHAIR ANNOUNCEMENTS**

**5. APPROVAL OF MINUTES**

**A. MINUTES FROM 3/9/2023 LUPC MEETING**

Draft Minutes available at:  
<https://www.venicenc.org/assets/documents/5/meeting64223c44238e6.pdf>

Motion: Approve minutes  
 Maker / 2nd: \_\_\_\_\_ / \_\_\_\_\_  
 Vote:

**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
241 E Horizon Ave	DIR-2023-685-CDP-MEL-HCA	CONVERTING THE LOWER LEVEL 450 SF. STORAGE AREA OF AN EXISTING DUPLEX INTO	Andrew

		AN ADU. NEW WINDOWS TO COMPLY WITH EGRESS.	
19 E Driftwood St	DIR-2023-717-CDP-MEL-HCA	THE CONVERSION OF AN EXISTING BASEMENT STORAGE SPACE INTO AN ADU WITHIN AN EXISTING DUPLEX IN THE R3-1 ZONE	Andrew
540 E Sunset Ave	DIR-2023-799-CDP-MEL	DEMOLITION AN EXISTING DETACHED REAR DWELLING UNIT; DETACHED SHEAD AND DETACHED SHADE CANOPY AND CONSTRUCT A NEW TWO-STORY SFD UNIT IN THE REAR PORTION OF THE LOT	Andrew
4815 S OFW	DIR-2023-865-CDP	INTERIOR REMODEL AND THIRD STORY ADDITION WITH ROOFTOP DECK	Mehrnoosh
818 E Angelus Pl	DIR-2023-911-CDP-MEL-HCA	CONVERSION OF AN (E) GARAGE TO ADU WITH 1ST AND 2ND FLOOR ADDITIONS; 151SF PATIO COVER; 55SF BALCONY.	Mehrnoosh
2823 S Clune Ave	DIR-2023-314-CDP-MEL-HCA	CONVERT EXISTING 597 SQ FOOT DETACHED GARAGE TO AN ACCESSORY DWELLING UNIT	Mehrnoosh
815 E Angelus Pl	DIR-2023-367-CDP	FIRST AND SECOND STORY ADDITION WITH ROOF DECK	Chris
234 S Ruth Ave	DIR-2023-423-CDP-MEL-HCA	CONSTRUCTION OF A NEW 366 SF. 1-BEDROOM ADU ABOVE AN EXISTING GARAGE STRUCTURE IN THE BACKYARD.	Chris
2914 S Grayson Ave	DIR-2023-439-CDP-MEL-HCA	NEW TWO STORY ACCESSORY DWELLING UNIT	Matt
3129 S Stanford Ave	DIR-2023-443-CDP-MEL-HCA	2ND FLOOR ADDITION TO AN EXISTING SFD AND AN ADDITION TO AN EXISTING GARAGE ON 2ND STORY FOR AN ADU.	Matt
1121 E Van Buren Ave	DIR-2023-472-CDP-MEL-HCA	CONVERSION OF AN EXISTING 332 SF. GARAGE WITH AN ADDITION OF 128 SF. TO AN ADU AND AN ADDITION OF 150 SF. TO AN EXISTING SFD.	Matt
1708 N Lincoln Blvd	DIR-2023-511-CDO	DEMOLISH EXISTING BUILDING; GRADE AND CREATE NEW PARKING LOT WITH 9 TOTAL TANDEM PARKING STALLS	Lauren
23 E Buccaneer St	DIR-2023-538-CDP-MEL	CDP TO ALLOW THE CONVERSION OF EXISTING SPACE TO ADU.	Barry

### 9. DE MINIMUS CASE CALENDAR (CONSENT)

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

Address	Case Number(s)	Description	Staff
338 E. Indiana Ave	DIR-2021-10627-CDP-MEL-HCA; ADM-2021-10629-VSO	CONSTRUCTION OF A NEW TWO-STORY DUPLEX WITH 5 PARKING SPACES	Lauren
653 E Sunset Ave	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
818 E. Milwood	DIR-2022-9432-CDP-MEL-HCA	CDP FOR ADDITION OF ADU TO AN EXISTING DETACHED GARAGE	Corinne

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	Corinne
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	Lauren

**10. REGULAR CASES**

**A. 723 OCEAN FRONT WALK**

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:	<a href="https://planning.lacity.org/pdiscaseinfo/caseid/MjYwMTA10">https://planning.lacity.org/pdiscaseinfo/caseid/MjYwMTA10</a>
Link to Staff Report:	<a href="https://www.venicenc.org/assets/documents/5/meeting642235684e43e.pdf">https://www.venicenc.org/assets/documents/5/meeting642235684e43e.pdf</a>
Staff:	Chris McLean
Motion:	Approve project as presented.  Maker / 2nd: Vote:

**11. MEETING ADJOURNED**