



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

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

Email: Chair-LUPC@VeniceNC.org



LAND USE AND PLANNING COMMITTEE

REGULAR MEETING

DRAFT MINUTES

Date: April 27, 2023 | **Time:** 7:00 p.m.

Location: Oakwood Recreation Center

Address: 767 California Avenue | Venice, CA 90291

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.

Comments from the public on other matters not appearing on the agenda that are within the Committee’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 Committee meeting. Public comment is limited to one (1) minute per speaker, unless adjusted by the presiding officer of the Committee. 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.

1. CALL TO ORDER

Meeting called to order at 7:10 p.m.

2. ROLL CALL

<input checked="" type="checkbox"/> Corinne Baginski	<input checked="" type="checkbox"/> Barry Cassilly (@7:12)	<input checked="" type="checkbox"/> Jeff Martin
<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 (Chair)	<input type="checkbox"/> [Vacancy]

3. CHAIR ANNOUNCEMENTS

4. APPROVAL OF MINUTES

A. MINUTES FROM 4/6/2023 LUPC MEETING

Draft Minutes available at:

<https://www.venicenc.org/assets/documents/5/meeting6446d9acef896.pdf>

Motion: Approve minutes

Maker / 2nd: [Lauren](#) / [Mehrnoosh](#)

Vote: Yea: 6 / Nay: 0 / Abstain: 0 / Recuse: 0 / Ineligible: 0

No public comment.

5. 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.

None.

6. 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.

Yolanda Gonzales

Gabe Smith

Lisa Redmond

Erica Moore

7. OLD BUSINESS

A. CASE (RE)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 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	
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	
2339 Abbot Kinney	DIR-2022-8511-CDP-MEL-HCA	CONVERSION OF A THREE CAR GARAGE TO AN ACCESSORY DWELLING UNIT	
726 Rose Ave	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	Barry

B. DE MINIMUS CASE CALENDAR (CONSENT)

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

Address	Case No.	Description	Staff
516 E. Boccaccio	DIR-2022-4435-CDP-MEL-HCA	NEW ACCESSORY DWELLING UNIT	Mehrnoosh

8. NEW BUSINESS

A. DISCUSSION AND POSSIBLE MOTION RE: AB-1287 – DENSITY BONUS LAW IN THE COASTAL ZONE

Background (copied from bill) :

Existing law, the California Coastal Act of 1976 (act), regulates development, as defined, in the coastal zone, as defined, and requires a new development to comply with specified requirements. The Density Bonus Law provides that its provisions do not supersede or in any way alter or lessen the effect or application of the act, and requires that any density bonus, concessions, incentives, waivers or reductions of development standards, and parking ratios to which an applicant is entitled under the Density Bonus Law *be permitted in a manner consistent with the act.*

This bill would provide that any density bonus, concessions, incentives, waivers or reductions of development standards, and parking ratios to which an applicant is entitled under the Density Bonus Law *be permitted notwithstanding the act.*

Link to Bill Information:

https://leginfo.legislature.ca.gov/faces/billAnalysisClient.xhtml?bill_id=202320240AB1287

Current Text of Bill:

<https://www.venicenc.org/assets/documents/5/meeting6446ec97e9b88.pdf>

Bill Analysis from Assembly Committee on Housing and Community Development

<https://www.venicenc.org/assets/documents/5/meeting6446ec97e8f19.pdf>

Bill Analysis from Assembly Committee on Natural Resources

<https://www.venicenc.org/assets/documents/5/meeting6446ec97e9795.pdf>

Exemplar Letter from Pacific Palisade Community Council:

<https://www.venicenc.org/assets/documents/5/meeting6446ec97ea14c.pdf>

Motion

WHEREAS, Existing law, the California Coastal Act of 1976 (act), regulates development, as defined, in the coastal zone, as defined, and requires a new development to comply with specified requirements. The current Density Bonus Law (“*DBL*”) provides that its provisions do not supersede or in any way alter or lessen the effect or application of the act, and requires that any density bonus, concessions, incentives, waivers or reductions of development standards, and parking ratios to which an applicant is entitled under DBL be permitted in a manner consistent with the act.

WHEREAS, Assembly Bill No. 1287 would provide that any density bonus, concessions, incentives, waivers or reductions of development standards, and parking ratios to which an applicant is entitled under DBL shall be permitted notwithstanding the act, effectively terminating application of the Coastal Act only with respect to DBL projects only.

THEREFORE, BE IT RESOLVED, Land Use and Planning Committee recommends Venice Neighborhood Council Board of Officers transmit a letter to Los Angeles City Council requesting it **[SUPPORT/OPPOSE]** Assembly Bill No. 1287.

Maker / 2nd: _____ / _____

Vote: Yea: _____ / Nay: _____ / Abstain: _____ / Recuse: _____ / Ineligible: _____

5/24/23 10:55:27 PM

Discussion only. No motion was made.

9. MEETING ADJOURNED

ADA Access

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 three (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:

- Beyond Baroque, 681 Venice Blvd., Venice, CA 90291
- www.VeniceNC.com
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System (ENS) at <https://lacity.gov/government/subscribe-agendas/neighborhood-councils>.

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 www.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.

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.