



# 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 REGULAR MEETING AGENDA

**Date:** June 29, 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](mailto: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 committee 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](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.

### 1. CALL TO ORDER

Meeting called to order at \_\_\_\_\_ p.m.

### 2. ROLL CALL

<input type="checkbox"/> Corinne Baginski	<input type="checkbox"/> Barry Cassilly	<input type="checkbox"/> Jeff Martin
<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 (Chair)	<input type="checkbox"/> [Vacant Seat]

### 3. CHAIR ANNOUNCEMENTS

Announcements by LUPC Chair

### 4. APPROVAL OF MINUTES

#### A. Minutes from 6/1/2023 LUPC Regular Meeting

Draft Minutes available at:

<https://www.venicenc.org/assets/documents/5/meeting647e611ea9434.pdf>

Motion: Approve minutes from 6/1/2023 LUPC Regular Meeting

Maker / 2nd: \_\_\_\_\_ / \_\_\_\_\_

Vote: Yea: \_\_\_\_\_ / Nay: \_\_\_\_\_ / Abstain: \_\_\_\_\_ / Recuse: \_\_\_\_\_ / Ineligible: \_\_\_\_\_

## 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.

## 6. GENERAL PUBLIC COMMENT (LIMITED TO ITEMS NOT ON AGENDA)

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.

## 7. PRESENTATION BY SANTA MONICA COMMUNITY CORPORATION

Introduction and Presentation by Santa Monica Community Corporation (SMCC) Housing Director Jesus Hernandez. Note that SMCC is hosting two more Community Listening Sessions at Oakwood Recreation Center (767 California Ave.):

- July 22<sup>nd</sup> at 10:30 a.m.
- August 2<sup>nd</sup> at 6:00 p.m.

## 8. OLD BUSINESS

Address	Case No.	Description	Removed
621 E. California Ave	ZA-2022-2418-F	Wall hedge variance for existing 6'-6" tall fence and 8' tall hedge in front yard.	
731 Indiana Ave.	DIR-2022-2656-CDP-MEL	A conversion of a detached accessory building into an ADU	
923 W. Burrell St.	DIR-2022-2898-CDP-MEL-HCA	Convert (e) detached storage into (n) ADU	
120 E. Reef Mall	DIR-2022-3073-CDP-SPP	Addition of 930 SF to (e) SFD. Addition at 2nd floor is expansion of master suite. Addition at 3rd floor is a family room, gym area, 2 bedrooms and 1 bathroom. Addition of roof deck above	
518 Sunset Ave.	DIR-2022-3054-CDP-MEL-HCA	CDP for new construction/conversion to create 1 new ADU	
1624 S. Crescent Pl.	DIR-2022-3085-SPP	the demolition of a detached two-car garage and construction, use, and maintenance of a 192 square-foot one-car carport and 125 square-foot uncovered parking area for one car.	
3105 S. Carter Ave.	DIR-2022-3555-CDP-MEL-HCA	Conversion of existing recreation room above garage into ADU. Enclose 1st floor patio and 2nd floor patio	
712 Woodlawn Ave	DIR-2022-4696-CDP-MEL-HCA	New accessory dwelling unit	
846 W. Dickson St.	DIR-2022-5795-CDP-MEL	construction of a new two-story 4,415 SF single family dwelling with an attached two-car garage	
122 E. Breeze Ave.	DIR-2022-6093-CDP-SPP-MEL-HCA	Addition and remodel of an existing SFD along with the construction of a new attached ADU.	
221-225 5th	DIR-2022-6509-CDP-MEL	Remodel and addition to attach two existing SFDs and create a duplex with a roof deck with Mello Act compliance review	
17 E. Galleon	ZA-2022-6935-CDP- SPP-ZAA-MEL	A remodel to an existing single-family dwelling with a reduced setback	

Address	Case No.	Description	Removed
2339 Abbot Kinney	DIR-2022-8511-CDP-MEL-HCA	Conversion of a three car garage to an accessory dwelling unit	
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	

Public Comment:

Motion: LUPC recommends VNC President issue *de minimus* letter for the above projects.

Maker / 2nd: \_\_\_\_\_ / \_\_\_\_\_

Vote: Yea: \_\_\_\_ / Nay: \_\_\_\_ / Abstain: \_\_\_\_ / Recuse: \_\_\_\_ / Ineligible: \_\_\_\_

## 9. EARLY NOTIFICATION SYSTEM REPORT

### A. Early Notification System Report

Address	Case No.	Description	Removed
1022 Garfield Ave	DIR-2023-156-CDP-MEL-HCA	Conversion of an existing 410 SF 2-car garage into an ADU.	
800 W. Howard	DIR-2023-253-CDP-MEL-HCA	Construction, use, and maintenance of a 497 SF ADU above an existing one-story garage located in the Venice Coastal Zone and R1 Zone.	
2823 Clune Ave.	DIR-2023-314-CDP-MEL-HCA	Convert existing 597 SF detached garage to an accessory dwelling unit	
234 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.	
3129 Stanford	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.	
1121 E. Van Buren	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.	
23 Buccaneer St.	DIR-2023-538-CDP-MEL-HCA	CDP to allow the conversion of existing space to ADU.	
4815 S. Ocean Front Walk	DIR-2023-865-CDP	Interior remodel and third story addition with rooftop deck	
23 E. 27 <sup>th</sup> Ave.	DIR-2023-1110-SPP	Interior/exterior alteration to (E) single-story SFD to change doors and windows, add a bathroom, add a skylight, replace roof (like-for-like), and new in-ground swimming pool.	
4296 Lincoln Blvd.	DIR-2023-1218-CDO	Installation of one 66" x 75" wall sign on an existing two-story building located in the Lincoln Boulevard CDO zoned [Q]M2-1-CDO.	
833 Indiana Ave.	DIR-2023-1362-CDP-MEL-HCA	The conversion of an existing 554 square-foot garage into a new Accessory Dwelling Unit (ADU) and construction, use, and maintenance of a 190 square-foot addition to the ADU.	
650 E. Indiana Ave.	DIR-2023-1377-CDP-MEL-HCA	Conversion of existing 368 sq ft rec room to and an ADU located in the Venice Coastal Zone and RD1.5-1 Zone.	

Address	Case No.	Description	Removed
21 E. Reef St.	DIR-2023-2563-SPP	45 sf addition (infill at 2nd floor balcony) 24sf addition at entryway, remodel, and new roof deck	
412 Brooks Ave.	DIR-2023-2565-CDP-MEL	2nd-floor ADU addition to existing multi-family	
664 E. Westminster Ave.	DIR-2023-3293-CDP-MEL-HCA	New detached one story ADU with a rooftop deck	
1600-1609 Main St.	DIR-2023-3317-CDP-SPP	Change of use from office and retail to office and health club	
1728 Abbot Kinney Blvd.	DIR-2023-3838-CDP-SPP	Change of use in an existing building to convert a portion of the building from office to medical offices and small cafe at ground floor.	
601-601½ Ocean Front Walk	DIR-2023-3897-CDP-SPP	Demolition of existing surface parking lot and new construction of a new, 1-story 9,235 SF retail commercial structure with parking	MJ
708 E. Machado Dr.	DIR-2023-3934-CDP-MEL-HCA	Conversion of existing garage into an accessory dwelling unit	
528 E. Westminster Ave.	DIR-2023-3978-CDP-MEL-HCA	Demolition of an existing detached garage and construction of a new ADU over a 6-car carport.	

Available at: <https://planning.lacity.org/resources/case-reports>

Public Comment:

Motion: LUPC recommends VNC President issue *de minimus* letter for the above projects.

Maker / 2nd: \_\_\_\_\_ / \_\_\_\_\_

Vote: Yea: \_\_\_\_ / Nay: \_\_\_\_ / Abstain: \_\_\_\_ / Recuse: \_\_\_\_ / Ineligible: \_\_\_\_

**B. Case Assignments**

Chair assigns cases removed from Section 8 and Section 9.A to staff for additional research and recommendation.

Address	Case No.	Description	Staff
601-601½ Ocean Front Walk	DIR-2023-3897 -CDP-SPP	Demolition of existing surface parking lot and new construction of a new, 1-story 9,235 SF retail commercial structure with parking	

**10. NEW BUSINESS****A. 1001 E Venice Blvd. (Deus Ex Machina)**

Case No.	ZA-2021-1571-CUB
Description	a CUP to allow the on-site and dispensing of beer & wine in conjunction with a 3,224 SF retail store with a café
Link to Planning Case	<a href="https://planning.lacity.org/pdiscaseinfo/caseid/MjQ0Nzg40">https://planning.lacity.org/pdiscaseinfo/caseid/MjQ0Nzg40</a>
Link to Staff Report:	<a href="https://www.venicenc.org/assets/documents/5/meeting6499e3ed987a3.pdf">https://www.venicenc.org/assets/documents/5/meeting6499e3ed987a3.pdf</a>

Public Comment:

Motion: LUPC recommends approval of the project as presented.

Maker / 2nd: \_\_\_\_\_ / \_\_\_\_\_

Vote: Yea: \_\_\_\_ / Nay: \_\_\_\_ / Abstain: \_\_\_\_ / Recuse: \_\_\_\_ / Ineligible: \_\_\_\_

**B. 4815-4817 Ocean Front Walk**

Case No.	DIR-2023-865-CDP
Description	Interior remodel and third story addition with rooftop deck
Link to Planning Case	<a href="https://planning.lacity.org/pdiscaseinfo/caseid/MjY0NzQz0">https://planning.lacity.org/pdiscaseinfo/caseid/MjY0NzQz0</a>
Link to Staff Report:	<a href="https://www.venicenc.org/assets/documents/5/meeting6499e3a2c6bb2.pdf">https://www.venicenc.org/assets/documents/5/meeting6499e3a2c6bb2.pdf</a>

Public Comment:

Motion: LUPC recommends approval of the project as presented.

Maker / 2nd: \_\_\_\_\_ / \_\_\_\_\_

Vote: Yea: \_\_\_\_ / Nay: \_\_\_\_ / Abstain: \_\_\_\_ / Recuse: \_\_\_\_ / Ineligible: \_\_\_\_

**C. 414 Carroll Canal**

Case No.	APCW-2023-2315-SPE-SPP-CDP-MEL-HCA
Description	Demolition of two single family dwellings (1 existing and 1 after-the-fact) and construction of a 2,205 SF duplex.
Link to Planning Case	<a href="https://planning.lacity.org/pdiscaseinfo/caseid/MjY2MjQ10">https://planning.lacity.org/pdiscaseinfo/caseid/MjY2MjQ10</a>
Link to Staff Report:	<a href="https://www.venicenc.org/assets/documents/5/meeting649a326160e03.pdf">https://www.venicenc.org/assets/documents/5/meeting649a326160e03.pdf</a>

Public Comment:

Motion: LUPC recommends approval of the project as presented.

Maker / 2nd: \_\_\_\_\_ / \_\_\_\_\_

Vote: Yea: \_\_\_\_ / Nay: \_\_\_\_ / Abstain: \_\_\_\_ / Recuse: \_\_\_\_ / Ineligible: \_\_\_\_

**11. 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](mailto: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](http://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](http://www.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).

### **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).