



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 MINUTES [DRAFT]

Date: July 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 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. 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 7:03 p.m.

2. ROLL CALL

<input checked="" type="checkbox"/> Corinne Baginski	<input checked="" type="checkbox"/> Barry Cassilly	<input type="checkbox"/> Jeff Martin
<input checked="" type="checkbox"/> Lauren Siegel	<input checked="" 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"/> [Vacant Seat]

3. CHAIR ANNOUNCEMENTS

Announcements by LUPC Chair

[Chair announced application for new LUPC due August 10, 2023/](#)

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: Lauren / Barry

Vote: Yea: 7 / Nay: 0 / Abstain: 0 / Recuse: 0 / Ineligible: 0

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. OLD BUSINESS

None

8. 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 th 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	X
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.	

Public Comment:

None

B. Case Assignments

Chair assigns cases removed from Section 7 and Section 8.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	

Case assignment postponed pending selection of new LUPC members.

9. NEW BUSINESS

A. 1001 E Venice Blvd. (Deus Ex Machina) (CONTINUED)

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	https://planning.lacity.org/pdiscaseinfo/caseid/MjQ0Nzg40
Link to Staff Report:	https://www.venicenc.org/assets/documents/5/meeting6499e3ed987a3.pdf

Public Comment:

Motion: LUPC recommends approval of the project as presented. (CONTINUED)

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	https://planning.lacity.org/pdiscaseinfo/caseid/MjY0NzQz0
Link to Staff Report:	https://www.venicenc.org/assets/documents/5/meeting6499e3a2c6bb2.pdf

Public Comment:

Board Officer Erica Moore spoke in opposition to project. No other public comments received.

Motion: LUPC recommends approval of the project as presented.

Maker / 2nd: Mehrnoosh / Matt

Vote: Yea: 6 / Nay: 0 / Abstain: 1 (Chair) / Recuse: 0 / Ineligible: 0

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	https://planning.lacity.org/pdiscaseinfo/caseid/MjY2MjQ10
Link to Staff Report:	https://www.venicenc.org/assets/documents/5/meeting649a326160e03.pdf

Public Comment:

Board Officer Erica Moore spoke in opposition to project. No other public comments received.

Motion: LUPC recommends approval of the project as presented because: 1) adding unit has positive public benefit and 2) exception for raised deck resolves conflict between Venice Specific Plan and FEMA sea level rise requirements.

Maker / 2nd: Matt / Barry

Vote: Yea: 6 / Nay: 0 / Abstain: 1 (Chair) / Recuse: 0 / Ineligible: 0

10. MEETING ADJOURNED

Meeting adjourned at 7:58 p.m.

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.

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