



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

When: Feb 1, 2024 at 07:00 PM Pacific Time (US and Canada)

Topic: VNC Land Use and Planning Committee

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81562963728>

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Webinar ID: 815 6296 3728

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IN CONFORMITY WITH THE OCTOBER 8, 2023, ENACTMENT OF CALIFORNIA SENATE BILL 411 (PORTANTINO) AND BY RESOLUTION OF THE VENICE NEIGHBORHOOD COUNCIL, THIS VENICE NEIGHBORHOOD COUNCIL LAND USE AND PLANNING COMMITTEE 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.

1. CALL TO ORDER

Meeting called to order at 7:01 p.m.

2. ROLL CALL

<input type="checkbox"/> Corinne Baginski	<input checked="" type="checkbox"/> Todd Lorber	<input checked="" type="checkbox"/> Mark Mack (7:11 p.m.)
<input checked="" type="checkbox"/> Andreas Ramani	<input checked="" type="checkbox"/> Robin Rudisill	<input checked="" type="checkbox"/> Gabriel Smith
<input checked="" type="checkbox"/> Richard Stanger	<input checked="" type="checkbox"/> Michael Jensen (Chair)	<input checked="" type="checkbox"/> Steven Williams

3. CHAIR ANNOUNCEMENTS

Announcements by LUPC Chair:

4. APPROVAL OF MINUTES

A. Minutes from 10/5/2023

Draft Minutes:

<https://www.venicenc.org/assets/documents/5/meeting65404a6cde2b9.pdf>

Motion: Approve minutes from 10/5/2023 LUPC Regular Meeting

Maker / 2nd:

Vote: Yea: ____ / Nay: ____ / Abstain: ____ / Recuse: ____ / Ineligible: ____ / Absent ____

B. Minutes from 1/18/2024

Draft Minutes:

<https://www.venicenc.org/assets/documents/5/meeting65b846746471f.pdf>

Motion: Approve minutes from 1/18/2024 LUPC Regular Meeting

Maker / 2nd: Andreas / Steven

Yea: 4 / Nay: 0 / Abstain: 3 (Richard, Steven, Gabriel) / Recuse: 0 / Ineligible: 0 / Absent: 1 (Corinne)

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. For more information, please see Fair Political Practices Commission Overview of Conflicts of Interest, available at <https://www.fppc.ca.gov/content/dam/fppc/NS-Documents/TAD/Campaign%20Documents/Conflicts%20Guide%202022.pdf>.

Board Officer	Conflict	Ex Parte	Details
Corinne Baginsky	<input type="checkbox"/>	<input type="checkbox"/>	
Todd Lorber	<input type="checkbox"/>	<input type="checkbox"/>	
Mark Mack	<input type="checkbox"/>	<input type="checkbox"/>	
Andreas Ramani	<input type="checkbox"/>	<input type="checkbox"/>	
Robin Rudisill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Applicant conversation with applicant on 9C
Gabriel Smith	<input type="checkbox"/>	<input type="checkbox"/>	
Richard Stanger	<input checked="" type="checkbox"/>	<input type="checkbox"/>	750 ft. from 522 Venice but not recusing
Steven Williams	<input type="checkbox"/>	<input type="checkbox"/>	
Michael Jensen	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8A with presenters, and 9C and 9B with applicant

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. STAFF ASSIGNMENTS

A. Staff Update on Assigned Cases

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	GS/RR *w/d
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	CB/SW
10 E Washington Blvd	APCW-2022-792-SPE-CDP-CUB-ZV-SPP	Addition of a 623 SF uncovered outdoor dining area to existing restaurant located in the Venice coastal zone zoned C4-1	TL/AR *on hold
621 E. California Ave	ZA-2022-2418	Wall hedge variance for existing 6'-6" tall fence and 8' tall hedge in front yard.	MM Ready in March
567 Rialto Avenue	ZA-2023-6876 CDP-ZAA-MEL-HCA	demolish (e) 1150 sf SFD & build (n) 1940 sf SFD, renovate carport, storage, driveway and landscape (note: seeking ZAA for prevailing front yard setback in lieu of 15 feet)	RS
2478 Lincoln Blvd.	ZA-2023-8371-CUB	CUB to allow the sale of beer and wine for off-site consumption with a proposed specialty wine store with operating hours from 8:00am to 11:00pm, daily.	CB
1648 S. Abbot Kinney	APCW-2024-275-SPE-SPP-CDP-WDI	Construction of a new commercial building in single jurisdiction coastal zone	GS

B. Case Assignments

Address	Case No.	Description	Staff
19 E. Windward	ZA-2024-471-CDP-CUB-CUX-SPP	Music entertainment facility and restaurant in the Venice SP.	TL

8. PRESENTATION

A. History of Interim Control Ordinance and Local Coastal Program – Presentation by Diana Pollard and Michael King

Background

Diana Pollard and Michael King were both actively involved in the formulation of the Venice Local Coastal Program, including both the Land Use Plan and its implementation plan, the Venice Specific Plan, beginning in the 1980s through its initial adoption by the City of Los Angeles in 1999.

Materials

https://drive.google.com/open?id=10FI_6AlqAltADKsScsIEerSBKEWw750Q&usp=drive_fs

9. CASES

A. 567 Rialto Ave.

Case Number:	ZA-2023-6876-CDP-ZAA-MEL-HCA
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Project Description:	demolish (e) 1150 sf SFD & build (n) 1940 sf SFD, renovate carport, storage, driveway and landscape
Planning Case:	https://planning.lacity.gov/pdiscaseinfo/caseid/MjcwOTkx0
Motion: Approve project as presented. Maker / 2nd: Richard / Mark	
Yea: 6 / Nay: 0 / Abstain: 1 (Robin) / Recuse: 0 / Ineligible: 0 / Absent: 1 (Corinne)	

B. 522 Venice Blvd.

Case Number:	CPC-2020-5839-DB-CU-CDP-MEL-SPP-HCA
Project Description:	density bonus conditional use permit, CDP with Mello, and major Project Permit Venice Coastal SPP compliance for a new 26-unit apartment (7 VLI units)
Motion:	Approve modified project as presented
Planning Case:	https://planning.lacity.gov/pdiscaseinfo/caseid/MjQwOTQy0

C. 1648 S. Abbot Kinney Blvd.

Case Number:	APCW-2024-275-SPE-SPP-CDP-WDI
Project Description:	Construction of a new commercial building in single jurisdiction coastal zone
Planning Case:	https://planning.lacity.gov/pdiscaseinfo/caseid/MjcyOTY50
Motion: The Venice Neighborhood Council recommends approval of a City CDP and a Specific Plan Project Permit for the project at 1648 Abbot Kinney for the construction a new 1- story with mezzanine, 22 foot high (flat roof), 2,651 square foot ground floor retail use commercial building on a 30 x 90 vacant lot (currently contains a temporary non-fixed structure) totaling 2,700.2 square feet, with no auto parking spaces, providing 2 short-term and two long-term bicycle parking spaces, including a waiver of the one-foot dedication and a specific plan exception for no auto parking on site.	
Maker / 2nd: Robin / Richard	
Yea: 5 / Nay: 1 (Mark) / Abstain: 1 (Todd) / Recuse: 0 / Ineligible: 0 / Absent: 1 (Corinne)	

10. POSSIBLE MOTIONS AND DISCUSSION ITEMS

A. CEQA Thresholds Related to Construction Noise and Vibration

Background

Pursuant to California Environmental Quality Act (CEQA) Guideline Section 15064.7(b), the Department of City Planning (Department) is considering adopting updated thresholds of significance and methodologies to analyze impacts for construction noise and vibration. Pursuant to the authority of the Director of Planning (Director) under Los Angeles Charter Section 506 to make and enforce any necessary rules and regulations, the Director is considering the adoption of updated thresholds and methodology in the Department’s preparation of CEQA clearances. Below is a summary of the proposed updates to the CEQA Thresholds related to Construction Noise and Vibration.

An analysis of the City’s current construction noise thresholds, as well as a review of best practices and thresholds used by other jurisdictions, found that the City’s existing thresholds are overly conservative,

especially in the context of impacts to public health. In particular, the use of a numeric threshold based on the increase in decibel levels over existing ambient conditions (e.g., a 5 dBA [A-weighted decibel] increase over ambient conditions) often results in a determination that construction noise impacts are significant, even for routine construction activities that are expected to occur in an urban environment. The increase in ambient level threshold is so low that it has the potential to show significant environmental impacts, even for activities such as a single day of construction or exterior remodeling of a single-family home in a residential area involving no unusual noise-producing equipment. As a result, a more appropriate construction noise threshold should be crafted in consideration that construction noise is temporary and periodic, and that while construction noise could result in human annoyance, it may not necessarily result in direct health impacts unless a certain absolute noise threshold is attained.

Motion: The Venice Neighborhood Council requests that the City’s current draft of the CEQA Thresholds Related to Construction Noise and Vibration changes be withdrawn and the process started again with a citizen advisory panel and a technical advisory panel.

Maker / 2nd: Gabe / Richard

Yea: 7 / Nay: 0 / Abstain: 1 / Recuse: 0 / Ineligible: 0 / Absent: 1 (Corinne)

B. Historic Resources

CEQA requires analysis of impacts to historical resources and defines historical resources as those listed in or determined to be eligible for listing in the California Register of Historical Resources (California Register), those designated locally, and those that the City elects to treat as historical resources based on substantial evidence that they meet federal, state, or local listing criteria. Historical resources may include buildings, structures, sites, objects, and historic districts. Regulating historical resources falls within the jurisdiction of several levels of government: the framework for the identification of historical resources is established at the federal level, while the documentation and protection of such resources are often undertaken by state and local governments.

Motion: Request 60-day extension on proposal to allow for adequate study and provide more information on standards being proposed and potential impacts.

Maker / 2nd: Robin / Richard

Yea: 8 / Nay: 1 / Abstain: 0 / Recuse: 0 / Ineligible: 0 / Absent: 1 (Corinne)

11. MEETING ADJOURNED

Meeting adjourned at 9:44 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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