



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE
PO Box 550, Venice, CA 90294 www.VeniceNC.org
Email: Chair-LUPC@VeniceNC.org



Meeting of the Land Use and Planning Committee

DATE: Thursday May 9, 2019

TIME: 6:30 – 9:45 pm

Oakwood Recreation Center 767 California Ave, Venice

BOARD MEETINGS: The Venice Neighborhood Council holds its regular meetings on the third Tuesday of the month and may also call any additional required special meetings in accordance with its Bylaws and the Brown Act. All are welcome to attend.

TRANSLATION Services: Si requiere servicios de traducción, favor de notificar a la oficina 3 días de trabajo (72 horas) antes del evento. Si necesita asistencia con esta notificación, por favor llame a nuestra oficina 213.978.1551.

PUBLIC ACCESS OF RECORDS: See last page.

PUBLIC COMMENT: See last page.

COMMUNITY IMPACT STATEMENTS: Any action taken by the Board may result in the filing of a related CIS

DISABILITY POLICY: See last page.

ALL AGENDA TIMES ARE APPROXIMATE AND SUBJECT TO CHANGE ON THE NIGHT OF THE MEETING.

AGENDA ITEMS

1. Call to Order
2. Roll Call

Name	Present	Name	Present
Matthew Royce, Chair	x	Mehrnoosh Mojallali	x
Robert Aronson		Joe Clark	
Tim Bonefeld	x	Brian Silveira	x
Daffodil Tyminski		Michael Jensen	x
		Carlos Zubieta	

3. Approval of Minutes
see draft minutes for May 2, 2019 at: <http://venicenc.org/land-use-committee.php>

Approved 5-0-0 TB/MM

4. Approval of Agenda

Approved 5-0-0 BS/MJ

5. LUPC members to declare any conflicts of interest or ex parte communications relating to items on this meeting's agenda
6. Chair's Report
7. General Public Comment on non-agendized items related to Land Use and Planning - 15 minutes

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8. CASES FOR REVIEW

(see project files for more detailed info at <http://venicenc.org/land-use-committee.php>)

A.

Case: DIR-2019-1133-TOC-CDO
Address: 1808 Lincoln Blvd
Applicant: Primo Lofts, LLC
LUPC Staff: Carlos Zubietta & Tim Bonefeld
Representative: Reed Architectural Group
Description: DEMOLITION OF AN (E) ONE-STORY COMMERCIAL BUILDING AND CONSTRUCTION, USE, AND MAINTENANCE OF A (N) 2 TO 6-STORY, MIXED-USE, BUILDING INCLUDING 9 APARTMENT UNITS, (1 ELI UNIT AND 8 MARKET RATE UNITS).

Public Comment & Possible Action: Motion

Motion: LUPC Recommends the VNC Board recommend denial of the project in its current form due to lack of proper outreach to the neighboring community in regards to parking, height, setback, sun/shade studies, housing unit types, etc. The VNC recommends the developer to propose a new project which contains as many smaller housing units as is feasible including the required affordable units and perform proper community outreach.
Motion Approved by LUPC (MR/BS 5-0-0)

9. Commercial Corridor and Spot Zoning Realignment

Draft Motion:

Whereas commercial corridors in Venice have over many decades been subject to spot zoning and/or otherwise have been inadvertently rezoned without outreach to the Property Owners or Neighboring Residents
And

Whereas the Venice Land Use Plan Policy I. B. 2. states ...The design of mixed-use development is intended to help mitigate the impact of the traffic generated by the development on coastal access roads and reduce parking demand by reducing the need for automobile use by residents and encouraging pedestrian activity.
And

Whereas, the City Planning Dept and Coastal Commission are in the process of updating the LCP and Venice Community Plan;

Therefore the VNC shall recommend to the City Planning Dept and the Coastal Commission that Properties per the list below along commercial corridors in Venice be rezoned to Commercial Use as part of the LCP and Community Plan update in order to: (i) create consistency with the adjacent and neighboring properties; (ii) to remedy the past spot zoning of certain commercial corridors of Venice; and (iii) that the rezoned properties be in compliance with all land use requirements set forth in the applicable Los Angeles zoning code, including, but not limited to, any uses which may require a conditional use permit..

Properties to be included in the rezoning back to commercial use:

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100 Venice Way
401-507,1901-2015 Ocean Front Walk
305-373 Rose Ave

Motion: LUPC Recommends the VNC Board recommend approval as presented
Motion Approved by LUPC (MR/MJ 5-0-0)

10. Adjournment

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS: The public is requested to fill out a “Speaker Card” to address the Land Use & Planning Committee on any agenda item before the Land Use & Planning Committee takes 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 Land Use & Planning Committee jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Land Use & Planning 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 Land Use & Planning Committee meeting. Public comment is limited to 1 minute per speaker, unless adjusted by the presiding officer.

POSTING: *In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board members in advance of a meeting may be viewed at Beyond Baroque, 681 Venice Blvd; Venice Public Library, 501 S. Venice Blvd; and at our website by clicking on the following link: www.venicenc.org, or at the scheduled meeting. You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System at www.lacity.org/your-government/government-information/subscribe-meetings-agendas-and-documents/neighborhood. In addition, if you would like a copy of any record related to an item on the agenda, please contact chair-lupc@venicenc.org*

RECONSIDERATION AND GRIEVANCE PROCESS: For information on the VNC’s process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the VNC Bylaws. The Bylaws are available at our Board meetings and our website www.venicenc.org.

DISABILITY POLICY: THE AMERICAN WITH DISABILITIES ACT - 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 and 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 you wish to attend by contacting George Francisco, VP, at [\(310\) 421-8627](tel:3104218627) or email vp@venicenc.org.

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