



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 April 30, 2020

TIME: 7:00pm – 10:00 pm

IN CONFORMITY WITH THE GOVERNORS EXECUTIVE ORDER N-29-20 (MARCH 17, 2020) AND DUE TO CONCERNS OVER COVID – 19, THIS VENICE NEIGHBORHOOD COUNCIL LUPC MEETING WILL BE CONDUCTED ENTIRELY TELEPHONICALLY

TO JOIN THE MEETING PLEASE USE THIS LINK

Join Zoom Meeting

<https://us02web.zoom.us/j/86033143804?pwd=M01oNFZsKzY3QTVqNGlHQnk5czZrdz09>

OR ZOOM US AT

MEETING ID: 860 3314 3804

PASSWORD: 157287

OR DIAL THE PHONE NUMBERS

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To submit public comment please use the raise hand feature on Zoom. If you are dialing in by phone, please enter 9 to raise your hand. Public comment is limited to 2 minutes per speaker, unless extended or reduced by Chair of the meeting.

Alternatively you may submit public comment via email in advance to chair-lupc@venicenc.org and LUPC@venicenc.org

For troubleshooting during the meeting [please email LUPC@venicenc.org](mailto:LUPC@venicenc.org)

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.

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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
3. Approval of Minutes
see draft minutes for February 20th, 2020 at: <http://venicenc.org/land-use-committee.php>
Michael motion to approve/Alix seconds 7-1-0 Daff abstain, Barry not there
4. Approval of Agenda
Alix Motion to approve/Daff seconds 8-0 passes barry still not in
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

Name	Present	Name	Present
Alix Gucovsky, Chair	x	Matthew Royce	x
Barry Cassily	715pm in out at 8pm	Chris Zonna	x
Tim Bonefeld	x	Shep Stern	x
Daffodil Tyminski	x	Michael Jensen	x
		Carlos Zubieta	x

8. CASES FOR REVIEW

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

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A.

Case: DIR-2018-5770-CDP-CDO-SPP & ZA-2018-5771-CUB-CU & ENV-2018-5772CE
City Hearing: TBD
Address: 2499 S Lincoln Boulevard
Applicant: Timan Khoubian [Lincoln Venice Owner, LLC]
LUPC Staff: Daffodil Tyminski
Representative: Brian Silveira silveira.brian@gmail.com
City Staff: Bindu Kanan bindu.kanan@lacity.org, Jason Douglas Jason.douglas@lacity.org
Case Description:

- Pursuant to LAMC Section 12.20.2, a Coastal Development Permit (CDP) to allow a change of use of an existing commercial shopping center from retail, auto repair shop, and auto sales to retail, office, fitness and restaurant. No change in floor area.
- Pursuant to LAMC Section 13.08, Community Design Overlay (CDO) approval to show compliance with the Lincoln CDO district guidelines.
- Pursuant to LAMC Section 11.5.7, a Project Permit Compliance permit (SPP) to determine that the project is in conformance with the regulations of the Venice Coastal Zone Specific Plan.
- Pursuant to LAMC Section 12.24.W1, a Conditional Use Alcoholic Beverage permit (CUB) to allow the sale and dispensing of a full line of alcoholic beverages for on premises consumption at one new restaurant located in the C2-1 zone. The proposed restaurant will have 2,245 sq ft of service floor area as expressed on sheet A-121 of the Exhibit A plans.
- Pursuant to LAMC Section 12.24.W27, a Conditional Use permit (CU) to allow deviations from commercial corner standards including (1) to allow tandem parking with an attendant at 1165 E Van Buren Avenue, (2) to allow no bicycle parking in lieu of the required bicycle parking as bicycle parking will be provided in the public right-of-way on Van Buren, and (3) to allow no landscape buffer for the portion of the parking lot which abuts 1166 East Garfield.
- Pursuant to LAMC Section 12.24.W37, a Conditional Use permit (CU) to allow public parking in the R2 zone in conjunction with a commercial corner shopping center located in the C2 and R2 zones. The proposed parking in the R zone is for 20 tandem parking spaces with an attendant.

Public Comment & Possible Action: Motion

Motion: To approved the project as presented

Alix motion/Shep seconds passes 9-0

B.

Case: AA-2019-3169-PMLA-SL, CPC-2019-7393-CA, DIR 2019-3172-cdp-mel, ENV-2019-3170-CE

Correct Case # AA-2019-3169, PMLA-SL, DIR 2019-3172 CDP MEL

City Hearing: TBD

Address: 25 Rose Avenue

Applicant: Andy Chase ALC realty andy.chase@ms.com EPCO Consultants
epco911@yahoo.com

LUPC Staff: Carlos Zubieta

Representative: Brian Silveira silveira.brian@gmail.com

City Staff: Ira Brown ira.brown@lacity.org, Jason Douglas Jason.douglas@lacity.org

Case Description:

- A parcel map pursuant to ALMC 17.50 to merge two existing lots and create two new record lots with the front lot maintaining the existing multi family building and the rear lot having a new residential duplex for a property located in the R3-1 Zone.
- A coastal development permit pursuant to LAMC 12.20 to allow the conversion of an existing residential triplex to a residential duplex, and to allow the construction of a new residential duplex on a property zoned r3-1 in the single jurisdiction of the Venice Coastal Zone Specific Plan

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Public Comment & Possible Action: Motion

Motion: To approve the project as presented but applicant must bring Mello determination to the board meeting. Alix motion/Carlos seconds passes 8--0

C.

Case: DIR-2019-6455-CDP-MEL, AA-2019-6453-PMLA, ENV-2019-6456-EAF
City Hearing: TBD
Address: 709 East Brooks
Applicant: Jared Johnson jared@howardrobinson.net; Lew Futt lewfutt@aol.com
LUPC Staff: Michael Jenssen
Representative:
City Staff: Ira Brown ira.brown@lacity.org, Jason Douglas Jason.douglas@lacity.org
Juliet Oh Juliet.Oh@lacity.org

Case Description:

- Demolition of an existing single family dwelling and new construction of two 3 story approximate 3400 sq ft sfd on 2 lot small subdivision in single jurisdiction coastal zone.
- Demolition of existing sfd and new construction of two 3 story approximate 3400 sq ft sfd on 2 lot small subdivision pursuant to LAMC sec 17.50, coastal development permit pursuant to LAMC sec 12.20.2 in single jurisdiction coastal zone and mello review.

Public Comment & Possible Action: Motion

Motion: Project to be continued within the next 6-8 weeks. Alix Motion/Shep seconds 8-0

D.

Case: DIR-2019-4920-TOC, ENV-2019-4921-CE, PAR 2019-3781 TOC
City Hearing: May 5
Address: 1600-1614 East Venice Boulevard
Applicant: Venice Wave LP, 1600 Venice LLC
LUPC Staff: Tim Bonefeld Carlos Zubieta
Representative: Don Toletino and Michael Cohan zad mikecohanzad@gmail.com
City Staff: Jeffrey Khao Jeff.Khao@lacity.org Jason Douglas Jason.douglas@lacity.org
Juliet Oh Juliet.Oh@lacity.org; len Nguyen len.nguyen@lacity.org Sierra Riego sierra.riego@lacity.org; Mike Bonin Mike.Bonin@lacity.org Vince Bertoni Vince.Bertoni@lacity.org

Case Description:

- TOC TIER 2 PROJECT FOR THE CONSTRUCTION OF A NEW 77 UNIT APT. BUILDING REQUESTING 2 ADDITIONAL INCENTIVES FOR AN INCREASE IN HEIGHT AND A FRONT YARD SETBACK REDUCTION.
- PROPOSED TOC TIER 2 PROJECT FOR THE CONSTRUCTION OF A NEW 77 UNIT APARTMENT BUILDING REQUESTING TWO (2) ADDITIONAL INCENTIVES FOR AN 11-FOOT INCREASE IN HEIGHT AND A FRONT YARD SETBACK REDUCTION TO ALLOW 5 FEET IN LIEU OF THE REQUIRED 15 FEET.

Public Comment & Possible Action: Motion

LUPC voted to continue the project into the next meeting, below are the questions presented to the applicant.

1. TOC Tier 1 or Tier 2?
2. Affordable units: replacing 1:1. Were affordable units same size
3. Set back justification
4. Shade studies

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5. Traffic study

6. Additional parking?

7. Justification for height

8. What was told to City about TOC compliance and were they given bad info or did they have the accurate info and consciously decide to ignore it.

9. What is the market rate rent for the units?

10. Why info not provided to LUPC

Carlos motion/Chris Zonnas seconds 8-0

9. 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.

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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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