



# 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



## Meeting of the Land Use and Planning Committee

DATE: Monday August 24, 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 MEETING WILL BE CONDUCTED ENTIRELY TELEPHONICALLY TO JOIN THE MEETING PLEASE USE THIS LINK

You are invited to a Zoom webinar.

When: Aug 24, 2020 07:00 PM Pacific Time (US and Canada)

Topic: VNC Land Use and Planning Webinar, Monday, August 24, 2020, 7:00 p.m.

Please click the link below to join the webinar:

<https://zoom.us/j/99742998112>

Or iPhone one-tap :

US: +16699006833,,99742998112# or +12532158782,,99742998112#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free)

Webinar ID: 997 4299 8112

International numbers available: <https://zoom.us/j/99742998112>

Alternatively you may submit public comment via email in advance to [chair-lupc@venicenc.org](mailto:chair-lupc@venicenc.org) and [LUPC@venicenc.org](mailto:LUPC@venicenc.org)

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Email: [Chair-LUPC@VeniceNC.org](mailto:Chair-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.

**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
Alix Gucovsky, Chair	x	Matthew Royce	x
Barry Cassily	x	Chris Zonnas	x
Tim Bonefeld	7:14p m	Shep Stern	x
Daffodil Tyminski	x	Michael Jensen	x
		Carlos Zubieta	x

3. Approval of Minutes

see draft minutes for August 20 2020 at: <http://venicenc.org/land-use-committee.php>

Daff motion to approve/ Chris Z seconds carlos abstains as he was not at last meeting  
7-1-0 Tim did not vote he arrived at 714pm

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4. Approval of Agenda  
**Michael motion to approve/Carlos seconds 8-0-0 Tim still out**
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

## 8. CASES FOR REVIEW

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

### A.

Case: ZA-2013-1399-CUB-CDO

#### City Hearing

Address: BEVMO 4214 South Lincoln Boulevard

Applicant: MOBEV LLC Jam resources IIC Finally NN LLC

LUPC Staff: Daffodil Tyisnki

Representative: Eric Shabsis [eric@ericshabsis.com](mailto:eric@ericshabsis.com)> Greg Endom [endomg@bevmo.com](mailto:endomg@bevmo.com)

City Planner: [kevin.fulton@lacity.org](mailto:kevin.fulton@lacity.org)

[Jason.p.douglas@lacity.org](mailto:Jason.p.douglas@lacity.org) [mike.bonin@lacity.org](mailto:mike.bonin@lacity.org)

#### Case Description:

- Renewal of an existing CUB that was granted in 2014 for 7 years and expires in 2021.
- Proposed hours of operation 9am to 10pm
- BEVMO has been in compliance with its initial CUB issued in 2014

Public comment and possible action:

Motion **Motion to approve as presented.**

**Daff motion-Michael seconds 8-1-0 Tim abstains as he missed presentation**

### B.

Case: DIR-2019-6455-CDP-MEL, AA-2019-6453-PMLA, ENV-2019-6456-EAF

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Email: Chair-[LUPC@VeniceNC.org](mailto:LUPC@VeniceNC.org)

City Hearing: TBD  
Address: 709 East Brooks  
Applicant: Jared Johnson [jared@howardrobinson.net](mailto:jared@howardrobinson.net); Lew Futterman [lewfutt@aol.com](mailto:lewfutt@aol.com)  
LUPC Staff: Michael Jenssen  
Representative:  
City Staff: Ira Brown [ira.brown@lacity.org](mailto:ira.brown@lacity.org), Jason Douglas [Jason.douglas@lacity.org](mailto:Jason.douglas@lacity.org)  
Juliet Oh [Juliet.Oh@lacity.org](mailto:Juliet.Oh@lacity.org)

### Case Description:

- Demolition of a duplex plus detached 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 a duplex plus detached dwelling 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

Continued at applicant's request not ready with information

C.

Case: ZA-2019-7377 CUB ENV-2019-7378-CE  
City Hearing: September 2, 2020  
Address: 512 East Rose Avenue, UNIT E/F  
Applicant:  
LUPC Staff: Michael Jenssen  
Representative: Darlene Chacon [dchacon@ssjlaw.com](mailto:dchacon@ssjlaw.com)

City Staff: Alex Truang [Alex.Truang@lacity.org](mailto:Alex.Truang@lacity.org) Jason Douglas [Jason.douglas@lacity.org](mailto:Jason.douglas@lacity.org)  
len Nguyen [len.nguyen@lacity.org](mailto:len.nguyen@lacity.org); Mike Bonin [Mike.Bonin@lacity.org](mailto:Mike.Bonin@lacity.org) Vince Bertoni [Vince.Bertoni@lacity.org](mailto:Vince.Bertoni@lacity.org)

### Case Description:

The project is a conditional use to permit the continued sale and dispensing of a full line alcoholic beverages for on site consumption at an existing 2450 sq ft restaurant with 78 indoor seats and a 300 sq ft patio with 58 outdoor seats. Daily hours of operation 8am to 12am indoors, 8am to 10pm outdoors.

- The zoning administrator shall consider an exemption from CEQA pursuant to CEQA guidelines section 15303 and that there is no substantial evidence demonstrating that an exemption to a categorical exemption pursuant to CEQA guidelines section 15.3002 applies.
- Pursuant to LAMC 12.24 w-1 a conditional use permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on site consumption at an existing 2450 sq ft restaurant with 78 indoor seats and a 300 sq ft patio with 58 outdoor seats. Proposed operation 8am to 12am daily. Located in the C4-1 and RD 1.5-1 zone.

Public Comment & Possible Action: Motion

Michael motion to approve as presented/Alix seconds 9-0-0

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## 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.

**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](http://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](http://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](mailto: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](http://www.venicenc.org).

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**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](mailto:vp@venicenc.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 George Francisco, VP, at [\(310\) 421-8627](tel:3104218627) or email [vp@venicenc.org](mailto:vp@venicenc.org).