



Venice Neighborhood Council

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



Joint VNC Board and Land Use and Planning Committee

DATE: Thursday October 14 , 2021 TIME: 7:00 pm – 11:00 pm

You are invited to a Zoom webinar.
When: Oct 14, 2021 07:00 PM Pacific Time (US and Canada)
Topic: LUPC

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87815707218>

Or One tap mobile :

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

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AGENDA ITEMS

1. Call to Order

2. Roll Call

Name	Present	Name	Present
Alix Gucovsky, Chair	x	Matthew Royce	
Barry Cassily	x	Chris Plourde	
Corrine Baginski		Andrew Mika	x
Lauren Siegel	x	Michael Jensen	x
		Mehrnoosh Mojalali	x

3. Approval of Minutes--see draft minutes for September 30, 2021, at: <http://venicenc.org/land-use-committee.php>

Michael Jensen motion to approve the minutes/Mehrnoosh seconds motion passes 3-3-0 Barry Lauren and Andrew abstain as they were not at last meeting.

4. LUPC members to declare any conflicts of interest or ex-parte communications relating to items on this meeting's agenda

5. Chair's Report

6. City Early Notification Reports 9/26/2021-10/09/2021

Addresses

1740 Penmar Avenue-LUPC heard already

760 East Vernon-Alix to check if there is a VSO

2204 Strongs DriveLauren to check if there is a vso

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25399>

7. General Public Comment on non-agendized items related to Land Use and Planning - 15 minutes

8. Laura McPherson LA CITY PLANNING to present on the Local Coastal Plan update

Presentation being re-scheduled

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9. CASES FOR REVIEW

- A. Case: ZA-2021-6548-CUB ENV-2021-6549-CE
City Hearing: TBD
Address: 600-604 Venice Boulevard
LUPC Staff: Michael Jensen
Applicant: Bill Chait Tres Tigers Venice LLC
Representative: Shaw Youngblood shaw@rawlingspm.com Steve Rawlings presented
City Staff: Sienna Kuo sienna.kuo@lacity.org ; Jason.douglas@lacity.org
Case Description:
- A cup for the sale and service of a full line of alcohol for on site consumption and off site privileges in conjunction with an existing restaurant

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25406>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25407>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25545>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25795>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25796>

Public Comment & possible action/motion :

Michael Jensen motion/Andrew Mika Seconds

Motion: Approve project as presented with conditions granted under ZA-2010- 0206-CDP-CUB-CU-SPP, except conditions that do not permit full line of alcohol off-sale alcohol; and applicant present plans to VNC that demonstrate parking compliance for 594 SF service area.

Motion passes 6-0-0

- B. Case: DIR-2020—6145-CDP-MEL ENV-2020-6146-CE
City Hearing: TBD
Address: 2330 South Cloy Avenue
LUPC Staff: Mehrnoosh Mojallali
Applicant: Benjamin Ballentine. ben@ballentinearchitects.com
Representative: Danielle Shafner. Danielle@ballentinearchitects.com
City Staff: Bindu Kannan bindu.kannan@lacity.org ; Jason.douglas@lacity.org
Case Description:

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- Demolition of an existing single family dwelling and construction of a new, 2,149 sq. ft. house with an attached 2 car garage

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25401>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25400>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25402>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25403>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25404>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25405>

Public Comment & possible action/motion

Project will be heard at October 28 meeting

10. STAKEHOLDER MOTIONS

A. Parking Requirements for Accessory Dwelling Units (ADU) in the Venice Coastal Zone.

Motion Submitted by Tim Bonefeld

The Venice Neighborhood Council requested that The City of Los Angeles and the California Coastal Commission follow Assembly Bill 68 and the City of Los Angeles 2020 ADU Memo relating to required parking.

Whereas the Venice Coastal Zone should contribute to the needed increase in density.

Whereas the Venice Coastal Zone already has stricter commercial and residential parking requirements than the rest of the City of Los Angeles.

Whereas the Venice Coastal Zone Specific Plan requires that all new vehicular access to Venice Coastal Development Projects shall be provided from alleys, when available.

Whereas the Venice Coastal Zone lots are mostly Substandard Lots, therefore, creates a hardship to provide the additional one (1) onsite parking stall currently requested by The City of Los Angeles and the California Coastal Commission.

Therefore the Venice Neighborhood supports the use of public transportation as described in AB 68:

(d) Notwithstanding any other law, a local agency, whether or not it has adopted an ordinance governing accessory dwelling units in accordance with subdivision (a), shall not impose parking standards for an accessory dwelling unit in any of the following instances:

- (1) The accessory dwelling unit is located within one-half mile of public transit.*
- (2) The accessory dwelling unit is located within an architecturally and historically significant historic district.*
- (3) The accessory dwelling unit is part of the proposed or existing primary residence or an accessory structure.*
- (4) When on-street parking permits are required but not offered to the occupant of the accessory*

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dwelling unit.

(5) When there is a car share vehicle located within one block of the accessory dwelling unit.

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25408>

Public Comment & possible action/motion

Michael Jensen motion to discuss/Andrew Mika Seconds Motion passes 6-0-0

Notices go to

Mike Bonin

Jason Douglas

Coastal Commission

City Planning

B.Expedited Process for Accessory Dwelling Units in the Venice Coastal Zone

Motion Submitted by Tim Bonefeld

The Venice Neighborhood Council requested that The City of Los Angeles Planning Department and the California Coastal Commission follow Assembly Bill 68 relating to the project process time.

Whereas the Venice Coastal Zone should contribute to the needed increase in density. Whereas the current CDP application time is more than 12 months.

Whereas the current CDP application fee is more than \$15,000.

Whereas the CEX application time would be less than 2 months.

Whereas the CEX application fee is \$1,700.

Whereas a CEX would still be appealable to the California Coastal Commission.

Therefore the Venice Neighborhood urges The City of Los Angeles and the California Coastal Commission to process applications for Accessory Dwelling Units as a CEX (Coastal Exemption) instead of and CDP (Coastal Development Permit)

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25408>

Public Comment & possible action/motion

Barry Cassily makes motion Lauren Siegel seconds motion carries 6-0-0

Notices sent to

Mike Bonin

Jason Douglas

Coastal Commission

City Planning

11. Meeting Adjourned

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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 213.473.5391.

PUBLIC ACCESS OF RECORDS: *In compliance with Government Code section 54957.5 the agenda and non-exempt writings that are distributed to a majority or all of the board members in advance of regular and special meetings may be viewed at Beyond Baroque (681 Venice Blvd), the Venice Library (501 S. Venice Blvd), and the VNC website (<http://www.venicenc.org>), or at the scheduled meeting. For a copy of any record related to an item on the agenda, please contact communications@venicenc.org. 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*

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

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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 secretary@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 AMERICANS 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 Melissa Diner, Secretary, at (310) 421-8627 or email secretary@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 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 Melissa Diner, Secretary, at (310) 421-8627 or email secretary@venicenc.org.

COMMUNITY IMPACT STATEMENTS (CIS): Any Board action with a City Council File # may result in the issuance of a CIS. ALL AGENDA TIMES ARE APPROXIMATE AND SUBJECT TO CHANGE ON THE NIGHT OF THE MEETING.