



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 AGENDA

Date: April 6, 2023 | Time: 7:00 p.m.

Location: Oakwood Recreation Center

Address: 767 California Avenue | Venice, CA 90291

Translation Services: Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Secretary@VeniceNC.org para avisar al Concejo Vecinal.

Comments from the public on other matters not appearing on the agenda that are within the Committee'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 Committee meeting. Public comment is limited to one (1) minute per speaker, unless adjusted by the presiding officer of the Committee.

Public comments for LUPC Meetings may be emailed to the entire committee at LUPC@venicenc.org. When submitting a public comment, please reference the project address and planning case number in the subject line of the email.

1. CALL TO ORDER

2. ROLL CALL

<input checked="" type="checkbox"/> Corinne Baginski	<input checked="" type="checkbox"/> Barry Cassilly	<input type="checkbox"/> Andrew Mika
<input checked="" type="checkbox"/> Lauren Siegel	<input checked="" type="checkbox"/> Matthew Royce	<input checked="" type="checkbox"/> Mehrnoosh Mojallali
<input checked="" type="checkbox"/> Christopher McLean	<input checked="" type="checkbox"/> Michael Jensen	<input type="checkbox"/> Jeff Martin

3. CHAIR ANNOUNCEMENTS

4. APPROVAL OF MINUTES

A. MINUTES FROM 3/9/2023 LUPC MEETING

Draft Minutes available at:

<https://www.venicenc.org/assets/documents/5/meeting64223c44238e6.pdf>

Motion: Approve minutes

Maker / 2nd: Lauren / Matt

Vote: 7-0-0-0

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.

Matt spoke to Applicant re D

6. GENERAL PUBLIC COMMENT

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. NEW BUSINESS

A. CASE ASSIGNMENTS

Address	Case No.	Description	Staff
241 E Horizon Ave	DIR-2023-685-CDP-MEL-HCA	CONVERTING THE LOWER LEVEL 450 SF. STORAGE AREA OF AN EXISTING DUPLEX INTO AN ADU. NEW WINDOWS TO COMPLY WITH EGRESS.	Andrew
19 E Driftwood St	DIR-2023-717-CDP-MEL-HCA	THE CONVERSION OF AN EXISTING BASEMENT STORAGE SPACE INTO AN ADU WITHIN AN EXISTING DUPLEX IN THE R3-1 ZONE	Andrew
540 E Sunset Ave	DIR-2023-799-CDP-MEL	DEMOLITION AN EXISTING DETACHED REAR DWELLING UNIT; DETACHED SHEAD AND DETACHED SHADE CANOPY AND CONSTRUCT A NEW TWO-STORY SFD UNIT IN THE REAR PORTION OF THE LOT	Andrew
4815 S OFW	DIR-2023-865-CDP	INTERIOR REMODEL AND THIRD STORY ADDITION WITH ROOFTOP DECK	Mehrnoosh
818 E Angelus Pl	DIR-2023-911-CDP-MEL-HCA	CONVERSION OF AN (E) GARAGE TO ADU WITH 1ST AND 2ND FLOOR ADDITIONS; 151SF PATIO COVER; 55SF BALCONY.	Mehrnoosh
2823 S Clune Ave	DIR-2023-314-CDP-MEL-HCA	CONVERT EXISTING 597 SQ FOOT DETACHED GARAGE TO AN ACCESSORY DWELLING UNIT	Mehrnoosh
815 E Angelus Pl	DIR-2023-367-CDP	FIRST AND SECOND STORY ADDITION WITH ROOF DECK	Chris
234 S Ruth Ave	DIR-2023-423-CDP-MEL-HCA	CONSTRUCTION OF A NEW 366 SF. 1-BEDROOM ADU ABOVE AN EXISTING GARAGE STRUCTURE IN THE BACKYARD.	Chris
2914 S Grayson Ave	DIR-2023-439-CDP-MEL-HCA	NEW TWO STORY ACCESSORY DWELLING UNIT	Matt
3129 S Stanford Ave	DIR-2023-443-CDP-MEL-HCA	2ND FLOOR ADDITION TO AN EXISTING SFD AND AN ADDITION TO AN EXISTING GARAGE ON 2ND STORY FOR AN ADU.	Matt
1121 E Van Buren Ave	DIR-2023-472-CDP-MEL-HCA	CONVERSION OF AN EXISTING 332 SF. GARAGE WITH AN ADDITION OF 128 SF. TO AN ADU AND AN ADDITION OF 150 SF. TO AN EXISTING SFD.	Matt
1708 N Lincoln Blvd	DIR-2023-511-CDO	DEMOLISH EXISTING BUILDING; GRADE AND CREATE NEW PARKING LOT WITH 9 TOTAL TANDEM PARKING STALLS	Lauren
23 E Buccaneer St	DIR-2023-538-CDP-MEL	CDP TO ALLOW THE CONVERSION OF EXISTING SPACE TO ADU.	Barry

B. DE MINIMUS CASE CALENDAR (CONSENT)

LUPC recommends the following cases be placed on VNC consent calendar for de minimus letter.

Address	Case Number(s)	Description	Staff
338 E. Indiana Ave	DIR-2021-10627-CDP-MEL-HCA; ADM-2021-10629-VSO	CONSTRUCTION OF A NEW TWO-STORY DUPLEX WITH 5 PARKING SPACES	Lauren
653 E Sunset Ave	DIR-2022-217-CDP-MEL; ADM-2022-218-VSO	NEW ATTACHED 977 SQ FT ADU, CUT OUT OF BACK PORTION OF EXISTING DWELLING UNIT (DUPLEX). (CONVERT BACK PORTION OF DWELLING UNIT INTO ADU), ADDITION OF STAIRS AND ONE PARKING SPACE FOR ADU	Lauren
818 E. Milwood	DIR-2022-9432-CDP-MEL-HCA	CDP FOR ADDITION OF ADU TO AN EXISTING DETACHED GARAGE	Corinne
925 E Milwood Ave	DIR-2023-38-CDP-MEL-HCA	CONVERSION OF AN EXISTING GARAGE AND PORCH COVER INTO A 421 SF DETACHED ACCESSORY DWELLING UNIT	Corinne
2425 Cloy Ave	DIR-2022-9222-CDP-MEL-HCA	CONVERSION OF AN EXISTING DETACHED GARAGE INTO A NEW ADU IN CONJ. WITH AN EXISTING SFD LOCATED IN THE VENICE COASTAL ZONE ZONED R1-1	Lauren

C. 723 OCEAN FRONT WALK

Case Number:	CPC-2022-5893-CU-DB-CDP-SPP-MEL-HCA
Project Description	CONSTRUCTION, USE AND MAINTENANCE OF A 3-STORY, MIXED-USE BLDG WITH 16 FOR-RENT RESIDENTIAL UNIT ABOVE 16 STACKED PARKING SPACES AND 1,574 SF OF GROUND FLOOR COMMERCIAL SPACE
Link to Planning Case:	https://planning.lacity.org/pdiscaseinfo/caseid/MjYwMTA10
Link to Staff Report:	https://www.venicenc.org/assets/documents/5/meeting642235684e43e.pdf
Staff:	Chris McLean
Motion:	Approve project as presented. Maker / 2nd: <i>Chris / Matt</i> Vote: <i>6-0-0-1 (my abstaining)</i>

8. MEETING ADJOURNED

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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