



# Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 | [www.VeniceNC.org](http://www.VeniceNC.org)

Email: [Board@VeniceNC.org](mailto:Board@VeniceNC.org)



## Land Use and Planning Committee

### Joint With

### Board of Officers

### Regular Meeting Agenda

You are invited to a Zoom webinar.

When: Nov 10, 2022 07:00 PM Pacific Time (US and Canada)

Topic: LUPC

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85425610289>

Or One tap mobile :

US: +16699006833,,85425610289# or +16694449171,,85425610289#

Or Telephone:

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

US: +1 669 900 6833 or +1 669 444 9171 or +1 346 248 7799 or +1 719 359 4580 or  
+1 253 215 8782 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623 or  
+1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 931 3860 or  
+1 689 278 1000 or +1 929 205 6099 or +1 301 715 8592 or 888 475 4499 (Toll Free) or  
833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5257 (Toll Free)

Webinar ID: 854 2561 0289

International numbers available: <https://us02web.zoom.us/u/kbIGB0qYWY>

## 1. INTRODUCTION AND RULES

*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](mailto:Secretary@VeniceNC.org) para avisar al Concejo Vecinal.*

IN CONFORMITY WITH THE SEPTEMBER 16, 2021, ENACTMENT OF CALIFORNIA ASSEMBLY BILL 361 (RIVAS) AND DUE TO CONCERNS OVER COVID-19, THE VENICE NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED ENTIRELY WITH A CALL-IN OPTION OR INTERNET-BASED SERVICE OPTION.

Every person wishing to address the Board must dial telephone number listed above, and enter the above Meeting Id number and then press # to join the meeting. When prompted by the presiding officer, to provide public input at the Neighborhood Council meeting the public will be requested to dial \*9 or use the Raise Hand option, to address the Board on any agenda item before the Board takes an 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 Board'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 Board meeting. Public comment is limited to 30 seconds per speaker, unless adjusted by the presiding officer of the Board.



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AB 361 Updates: Public comment cannot be required to be submitted in advance of the meeting, only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council's control, the meeting must be recessed or adjourned. Version October 13, 2021. Any messaging or virtual background is in the control of the individual board member in their personal capacity and does not reflect any formal position of the Neighborhood Council or the City of Los Angeles.

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 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](mailto:NCsupport@lacity.org).

## **Public Posting of Agendas**

Neighborhood Council agendas are posted for public review as follows:

1. Beyond Baroque, 681 Venice Blvd., Venice, CA 90291
2. [www.VeniceNC.com](http://www.VeniceNC.com)
3. You can also receive our agendas via email by subscribing to L.A. City's Early Notification System (ENS)

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 [ethics.lacity.org/lobbying](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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](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, [Secretary@VeniceNC.org](mailto: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](http://www.VeniceNC.org).

## **Virtual Meeting Rules**

1. Raise your hand (or when accessing by telephone, press \*9) if you have a public comment only when we get to that specific item.
2. After you speak, please lower your hand.
3. All panelists (committee members) and attendees (public) will be muted until the administrator unmutes you for comment.
4. Board members will get one chance to speak for a max of two (2) minutes per item.
5. Public comment will be limited to one comment for one (1) minute per item.
6. Please do not raise your hand more than once per item.



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- 7. Raise your hand at the start of the items you want to speak on. We will then close public comment and announce the last person to speak a few minutes after the start of the item.
- 8. No ceding your time to others will be allowed.
- 9. The meeting is being video and audio recorded.
- 10. The public will be able to listen and speak but their video will be disabled.

All presenters that have items to present should send them to [Chair-LUPC@VeniceNC.org](mailto:Chair-LUPC@VeniceNC.org) to have them shared with the meeting. Keep a copy of them on your desktop as a backup.

## 2. CALL TO ORDER

## 3. ROLL CALL

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

## 4. APPROVAL OF MINUTES

### A. MINUTES FROM 10/6/2022 LUPC MEETING

Draft Minutes available at:

<https://www.venicenc.org/assets/documents/5/meeting6357185991949.pdf>

Motion: Approve minutes from 10/6/2022 meeting.

Maker / 2nd: Barry / Lauren

Vote: 6-0-1 (Jeff abstains)

## 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.

## 6. GENERAL PUBLIC COMMENT

Public comment is limited to one (1) minute per speaker with a total comment time not to exceed twenty (20) minutes, unless adjusted by the presiding officer. No comment on items appearing on the Agenda are permitted. No committee member announcements are permitted.

## 7. CNC REPORT

See CNC/ENS Reports

<https://www.venicenc.org/assets/documents/5/meeting635739e3bd968.pdf>



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<https://www.venicenc.org/assets/documents/5/meeting635739e3bd1ec.pdf>

App. Date	Case Number	Address	Project Description	Applicant Contact	Staff:
9/26/22	ZA-2022-6935-CDP-SPP-ZAA-MEL	17 E Galleon St	A REMODEL TO AN EXISTING SINGLE-FAMILY DWELLING WITH A REDUCED SETBACK	KRISTINA KROPP (818)907-8755	Corinne
9/29/22	ZA-2022-7079-SPP-SPPA-ZAA-CDP-MEL-HCA	1338 Electric Ave	PARTIAL DEMO AND ADDITION OF 2 STORY. CHANGE OF USE TO ADD ADU	EDWARD OSUCH (626)590-1818	Mehrnoosh
10/14/22	DIR-2022-7476-SPP	15 Reef St	INTERIOR AND EXTERIOR REMODEL OF EXISTING BUILDING, 48SQFT ADDITION TO ENCLOSE PORCH AND CREATE ELEVATOR ACCESS	BRIAN SILVEIRA (310)753-1090	Barry
10/14/22	DIR-2022-7502-SPP	115 Westwind Mall	PROJECT PERMIT COMPLIANCE FOR REMODEL/DECK ADDITION TO SFD	CHLOE PARKER (818)591-9309	Matt
10/19/22	DIR-2022-7644-CDP-SPP	4819 OFW	REMODEL AND ADDITION TO A TWO-STORY HOUSE, RESULTING IN A THREE-STORY DWELLING WITH A ROOFTOP DECK AND ROOF ACCESS STRUCTURE	HOA "SEAN" (213)880-6289	Lauren
10/18/22	ZA-2022-7570-CDP-ZAA-MEL-HCA	40 E Ozone	(N) SFD + ATTACHED 2 CAR GARAGE + ATTACHED ADU	THIBODEAU (310)452-8161	Jeff

## 8. MOTION ON DRAFT CONCEPTS REGARDING ROSE AVENUE COORIDOR

In connection with Planning Departments update to Venice LUP, LUPC will discuss draft concepts released by Planning Department and formulate motion to support, oppose, or recommend changes to draft concepts.

Links to Planning Department Info:

<https://planning.lacity.org/plans-policies/community-plan-update/venice-local-coastal-program>

<https://planning.lacity.org/plans-policies/overlays/venice-coastal-land-use-plan>

Draft Concepts:

[https://planning.lacity.org/odocument/e5dff6ba-719d-4583-bd10-31031f7d0a3e/Venice\\_Land\\_Use\\_Draft\\_Concept\\_Boards\\_Summer2020.pdf](https://planning.lacity.org/odocument/e5dff6ba-719d-4583-bd10-31031f7d0a3e/Venice_Land_Use_Draft_Concept_Boards_Summer2020.pdf)



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Motions:

LUPC recommends the VNC make the following motion:

**WHEREAS**, LUPC has reviewed the Planning Department’s draft concepts from Summer 2022 to be used in the forthcoming updates to the Local Coastal Program and Community Plan;

**WHEREAS**, existing zoning and uses on Rose Avenue are commercial or exclusively residential;

**WHEREAS**, On May 11, 1989, the Los Angeles City Council approved Ordinance No. 164,844 (council file 88-0719 initiated in 1988), which downzoned hundreds of parcels within Venice, including rezoning a number of commercially zoned lots on Rose Avenue to residential;

**WHEREAS**, Rose Ave (Main to Lincoln) has traditionally been a commercial corridor to serve the surrounding neighborhood; and

**NOW, THEREFORE**, LUPC recommends the City Planning Department incorporate the following recommendations:

1. Extend the “Mixed Use Corridor – Rose Avenue” to all of Rose Avenue between Lincoln Blvd. to Main St.

Maker / 2nd: **Lauren / Andrew**

Vote: **8-0-0**

LUPC recommends the VNC make the following motion:

**WHEREAS**, LUPC has reviewed the Planning Department’s draft concepts from Summer 2022 to be used in the forthcoming updates to the Local Coastal Program and Community Plan;

**WHEREAS**, existing zoning and uses on Rose Avenue are commercial or exclusively residential;

**WHEREAS**, On May 11, 1989, the Los Angeles City Council approved Ordinance No. 164,844 (council file 88-0719 initiated in 1988), which downzoned hundreds of parcels within Venice, including rezoning a number of commercially zoned lots on Rose Avenue to residential;

**WHEREAS**, Rose Ave (Main to Lincoln) has traditionally been a commercial corridor to serve surrounding neighborhood; and

**WHEREAS**, Venice needs additional housing, which can be met with higher density residential housing in mixed use corridors, which is incompatible with existing height limits and setbacks on Rose Avenue.

**NOW, THEREFORE**, LUPC recommends the City Planning Department incorporate the following recommendations:

1. Increase the height limit from 25/30 feet to 35 feet; and, where either ground floor or second floor incorporates outdoor spaces with dining, balcony, and/or gardens, the height of 45 feet;



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2. For mixed use projects, reduce all set back requirements for residential use to be the same as commercial use.

3. Increase density from R3 (one unit per 1,200 SF) - existing density permitted by VSP -- to R4 (one unit per 400 SF) and disregard lot size and width minimums due to substandard lots.

Maker / 2nd: **Corinne / Barry**

Vote: **8-0-0**

## **9. DISCUSS DRAFT CONCEPTS FOR LINCOLN BLVD**

~~In connection with Planning Departments update to Venice LUP, LUPC will discuss draft concepts released by Planning Department and formulate motion to support, oppose, or recommend changes to draft concepts.~~

~~Links to Planning Department Info:~~

~~<https://planning.lacity.org/plans-policies/community-plan-update/venice-local-coastal-program>~~

~~<https://planning.lacity.org/plans-policies/overlays/venice-coastal-land-use-plan>~~

~~Draft Concepts:~~

~~<https://planning.lacity.org/odocument/e5dff6ba-719d-4583-bd10-31031f7d0a3e/Venice-Land-Use-Draft-Concept-Boards-Summer2020.pdf>~~

Continued

## **10. MEETING ADJOURNED**