



Venice Neighborhood Council

PO Box 550, Venice, CA 90294
www.VeniceNC.org



MINUTES

Community Plan/Local Coastal Program Ad Hoc Committee Monday, May 6th, 2024 - 6:00 pm to 7:30 pm Venice Public Library at 501 S. Venice Boulevard

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte, Secretaria, al por correo electrónico 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 Board meeting. Public comment is limited to one (1) minute per speaker, unless adjusted by the presiding officer of the Committee.

CALL TO ORDER: 6:05

ROLL CALL WITH DECLARATION OF EX PARTE COMMUNICATIONS AND CONFLICTS OF INTEREST, if any:

Naomi Nightingale (Chair)	Edward Ferrer	Alix Gucovsky
Mark Mack	Frank Murphy	Robin Rudisill
Richard Stanger	Steve Williams	

All members were present and there were no conflicts of interest.

APPROVAL OF MAY 13th MEETING MINUTES: *Approved.*

GENERAL PUBLIC COMMENT –

It was requested that those Committee members who reviewed each subarea be identified.

CHAIR REPORT:

NEW BUSINESS:

Alix Gucovski gave a PowerPoint presentation on the North Venice subarea. (The review of this subarea was done by Alix Gucovski, Steve Williams, and Richard Stanger.) Public comments included the concern that RSO living units were not being identified and there was no language to protect the existing tenants.

The working group presented a set of Recommendations, below. However, Robin Rudisill had amendments she wanted to make. In the end, there was no time to hear and act on the



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amendments and the meeting ended without an approved set of recommendations. They will be discussed and acted on some time in the future.

Residential Land Uses:

- No height bonuses for any residential land use.
- Limit height of all residential buildings to 3-stories & the existing "30' flat roof/35' varied/stepped-back" maximum height.
- Reduce proposed FARs as follows:
 - Low Medium Residential – 0.75 (1.0 with bonus)
 - Low Neighborhood Residential – 1.0 (1.5 with bonus)
 - Medium Residential – 1.25 (2.0 with bonus)
 - Medium Neighborhood Residential – 1.0 (1.25 with bonus)
- Change land use designation for Low Neighborhood Residential to Low Residential along Venice Boulevard between Mildred and Dell Avenues.
- Recommend 50% lot coverage for Low Residential, 60% for all other residential land uses.
- Recommend the existing 2-lot maximum lot consolidation.

Commercial (Mixed-Use) Land Uses:

- Change Hybrid Industrial along Main Street north of Abbot Kinney to Neighborhood Center, on Market Street back to Light Industrial.
- Limit height of Neighborhood Center land uses north of Abbot Kinney Blvd. to 3 stories existing 30'/35' maximum height except for MTA Garage site. Other Neighborhood Center land uses limit height to 2 stories (3 stories with bonus).
- For MTA Garage site, allow 5-story height limit in return for 60% affordable units.
 - Reduce proposed FARs as follows:
 - Neighborhood Center north of Abbot Kinney – 1.25 (2.0 with bonus)
 - Other Neighborhood Center – 0.75 (1.25 with bonus)
 - Community Center – 1.25 (2.0 with bonus)
 - Hybrid Industrial on Market Street - none



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- Recommend lot coverage of 60% for all Commercial (mixed-use) land uses including a 10' front yard setback for pedestrian amenities and landscaping. On Market retain no front yard setback.
- Recommend the existing 2-lot maximum lot consolidation.

ADJOURNMENT: 7:48

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Public Posting of Agendas -

The Venice Neighborhood Council agendas are posted for public review as follows:

- Beyond Baroque, 681 Venice Blvd., Venice, CA 90291
- www.VeniceNC.org
- Receive agendas by email, subscribe 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. 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 the VNC Secretary, email at: 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 website www.VeniceNC.org