

Venice Neighborhood Council

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



Meeting of the Land Use and Planning Committee



DATE: Thursday July 25, 2019

TIME: 7:00 pm – 9:45

pm

Oakwood Recreation Center

767 California Ave, Venice

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.

PUBL

| Name | Present | Name | Present |
|----------------------|---------|-------------------|---------|
| Alix Gucovsky, Chair | | Matthew Royce | |
| Barry Cassilly | | Shep Stern | |
| Tim Bonefeld | | Daffodil Tyminski | |
| Michael Jensen | | Jerome Williams | |
| | | Carlos Zubieta | |

IC 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
3. Approval of Minutes
see draft minutes for May 9, 2019 at: <http://venicenc.org/land-use-committee.php>

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4. Approval of Agenda
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: DIR-2019-1037-CDP-MEL & ADM-2019-1039-VSO & ENV-2019-1038-CE

Address: 652 Santa Clara Ave

Applicant: 652 Santa Clara Ave by CMLA, LLC

LUPC Staff: Tim Bonefeld

Representative: Tony Russo

Case Description:

- Pursuant to LAMC Section 12.20.2, a Coastal Development Permit (CDP) for demo of an existing single-family dwelling and construction of a new 2-story single family dwelling with roof access structure, roof deck and 2-car garage.
- Pursuant to Government Code Sections 65590 and 65990.1 (the Mello Act) and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Determination.
- Pursuant to the Venice Coastal Zone Specific Plan, an exemption from the Project Permit Compliance procedures (VSO).

Public Comment & Possible Action: Motion

B.

Case: DIR-2018-5770-CDP-CDO-SPP & ZA-2018-5771-CUB-CU & ENV-2018-5772-CE

Address: 2499 S Lincoln Boulevard

Applicant: Timan Khoubian [Lincoln Venice Owner, LLC]

LUPC Staff: Daffodil Tyminski

Representative: Brian Silveira

Case Description:

- Pursuant to LAMC Section 12.20.2, a Coastal Development Permit (CDP) to allow a change of use of an existing commercial shopping center from retail, auto repair shop, and auto sales to retail, office, fitness and restaurant. No change in floor area.
- Pursuant to LAMC Section 13.08, Community Design Overlay (CDO) approval to show compliance with the Lincoln CDO district guidelines.
- Pursuant to LAMC Section 11.5.7, a Project Permit Compliance permit (SPP) to determine that the project is in conformance with the regulations of the Venice Coastal Zone Specific Plan.

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- Pursuant to LAMC Section 12.24.W1, a Conditional Use Alcoholic Beverage permit (CUB) to allow the sale and dispensing of a full line of alcoholic beverages for onsite consumption for two new restaurants, with 1,000 sq ft and 2,245 sq ft of floor area.
- Pursuant to LAMC Section 12.24.W27, a Conditional Use permit (CU) to allow deviations from commercial corner standards including (1) to allow tandem parking with an attendant at 1166 E Garfield Ave, (2) to allow no bicycle parking in lieu of the required bicycle parking, and (3) to allow no landscape buffer for the portion of the parking lot which abuts 1165 E Van Buren Ave.
- Pursuant to LAMC Section 12.24.W37, a Conditional Use permit (CU) to allow public parking in the R2 zone in conjunction with a commercial corner shopping center located in the C2 and R2 zones. The proposed parking in the R zone is for 20 tandem parking spaces with an attendant.

Public Comment & Possible Action: Motion

C. Case: DIR-2019-4064-CDP-MEL-SPP & ZA-2017-3482-ZV-ZAA & ENV-2017-3483-CE

Address: 1107 Abbot Kinney Boulevard LLC

Applicant: Jacob Matthews [1107 Abbot Kinney, LLC]

LUPC Staff: Daffodil Tyminski

Representative: Brian Silveira

Case Description:

- Pursuant to LAMC Section 12.20.2, a Coastal Development Permit (CDP) to convert 1,211 sq ft of an existing residential dwelling unit to retail & for the conversion of 196 sq ft detached garage and addition of 159 sq ft to retail floor area.
- Pursuant to Government Code Sections 65590 and 65990.1 (the Mello Act) and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Determination.
- Pursuant to LAMC Section 11.5.7, a Project Permit Compliance permit (SPP) to determine that the project is in conformance with the regulations of the Venice Coastal Zone Specific Plan.
- Pursuant to LAMC Section 12.27 a Zone Variance (ZV) for ??
- Pursuant to LAMC Section 11.5.7F, a Specific Plan Exception (SPE) from the Venice Coastal Zone Specific Plan to allow 0 auto parking spaces in lieu of the 7 required retail parking spaces, 2 BIZ (Beach Impact Zone) parking spaces and 1 residential parking space.
- Pursuant to LAMC Section 12.28, a Zoning Administrator Adjustment (ZAA) for ??

Public Comment & Possible Action: Motion

D. Proposed Motion on Venice Community Plan update:

- Whereas the community input phase of the Venice Community Plan (VCP) update is rapidly drawing to a close and the scheduled "listen and share" periods of the Westside Community Plans (WCP) update outreach plan are now closed or closing;
- Whereas the only issue raised by the Venice Neighborhood Council (VNC) in regard to the VCP update was parking, and the only recommendation made by the VNC was a parking plan that was thinly vetted as a stand alone item, lacking analysis of related issues;
- Whereas the VNC has not acted to develop any other VNC input nor organized a committee within LUPC to analyze issues regarding the plan updates;

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- Whereas the MVCC has submitted an extensive document detailing community input to the WCP update team;
- Whereas a new VNC Board and Land Use and Planning Committee (LUPC) have just been elected, and other new VNC committees such as the Neighborhood Committee and Ocean Front Walk Committee have just been reformed;
- Whereas it is necessary that the Venice Local Coastal Program (LCP) be approved prior to the VCP being approved such that the VCP is adapted around the specific coastal requirements of the LCP; and
- Whereas the future of our Venice community depends profoundly on the outcome of the VCP update.
- Therefore, the VNC requests that CD11 Councilmember Mike Bonin communicate to the Planning Department leadership, the Venice Community Plan update project manager, his desire that the public input period be kept open through the end of December to allow the new LUPC and new VNC, through the LUPC committee, to develop input for the Venice Community Plan update.

Public Comment & Possible Action: Motion

E. Proposed Motion on the new Home Sharing Ordinance

Immediate enforcement of the new Home Sharing Ordinance in Rent Stabilized Buildings. Whereas the Los Angeles Home Sharing Ordinance (CF 14-1635-S2) has become effective July 1, 2019 and; Whereas short term rentals are prohibited in Rent Stabilized buildings, none of which may be registered under the new Home Sharing Ordinance and;

Whereas prompt enforcement would put a conservatively estimated 1600 homes/apartments back on the rental market in Venice.

The VNC Board shall send letters to the LA Department of City Planning, HCIDLA, Councilman Mike Bonin, Mayor Eric Garcetti, and the LA City Council strongly recommending that they immediately commence expeditious enforcement of the Home Sharing Ordinance in Rent Stabilized buildings.

Public Comment & Possible Action: Motion

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

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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, 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. In addition, if you would like a copy of any record related to an item on the agenda, please contact 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.

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:(310)421-8627) or email vp@venicenc.org.

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