

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	X	Matthew Royce	
Barry Cassilly	X	Shep Stern	X
Tim Bonefeld		Daffodil Tyminski	X
Michael Jensen	X out 9pm	Jerome Williams	X
		Carlos Zubieta	X

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>
Shep motion to approve/Jerome second. Barry Daffodil abstain. 3-0
4. Approval of Agenda
Item 8c amended Daffodil motion/Alix second none opposed

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Motion: To remove item 8c and reschedule at a later date confirmed by chair. Daffodil motion/Barry second no objections

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

Carlos Motion/Alix second: Motion to approve as presented provided that applicant show at board meeting that project is measured from the center line of the street. Approved 7-0

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.
- 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 on premises consumption at one new restaurant located in the C2-1 zone. The proposed restaurant will have 2,245 sq ft of service floor area as expressed on sheet A-121 of the Exhibit A plans.
- 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 as bicycle parking will be

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provided in the public right-of-way on Garfield Ave, 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

Removed from the agenda for later date

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 a 225 sq ft detached garage to a new single-family dwelling with a 27 sq ft addition.
- 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) to allow 8 required auto parking spaces to be provided off-site via lease at a lot located 200 feet from the subject property in lieu of providing the 8 required automobile parking spaces on site or off site via covenant within 750 feet.
- 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) to allow an existing detached garage to be converted to a residential use with a 27 sq ft addition, having a rear yard and easterly side yard setback of zero feet in lieu of the 15-foot rear and 4-foot side yard setbacks required for residential uses in the C2 zone.

Public Comment & Possible Action: Motion

Motion Daffodil/Alix second: To approve as presented with the following modifications: the ability to put a residential unit of up to 300 square feet, and the entitlement for retail use is tied to be able to park the project. 7-0

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;
- 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

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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 November 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

Alix motion/Daffodil Second 6-0: Approved with the following: to add Land Use Plan after VCP. 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 November to allow the new LUPC and new VNC, through the LUPC committee, to develop input for the Venice Community Plan, and Land Use Plan (LUP) update.

E. Proposed Motion on the New Home Sharing Ordinance

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

Alix motion/Carlos second Barry, Daffodil, Jerome, Carlos NO, Alix/Shep yes 4-2 did not pass

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 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.

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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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