

Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

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

Email: Chair-LUPC@VeniceNC.org



Joint Meeting of the Land Use and Planning Committee



DATE: Thursday August 8, 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 | X |
| Barry Cassilly | X | Shep Stern | X |
| Tim Bonefeld | | Daffodil Tyminski | |
| Michael Jensen | | 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.

AGENDA ITEMS

1. Call to Order
2. Roll Call
3. Approval of Minutes
see draft minutes for July 25, 2019 at: <http://venicenc.org/land-use-committee.php>
Alix motion to approve/Carlos second. 5-0-1 approved Matt Royce abstained
4. Approval of Agenda
Shep motion to approve/Alix second motion failed 3-3, Matt motion to remove item 8 D, Carlos second motion failed 3-3 Barry Matt Carlos yes, Alix, Jerome, Shep no, new motion to approve agenda-

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Alix/Jerome second, motion passes so that we can hold meeting.

Note that public comment was held after Matt Royce made the motion to pull 8 d from 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-2019-2006-CDP-MEL-SPP; ENV-2019-2007-CE

City Hearing date: August 19, 2019, 10 am

Address: 421 East Carroll Canal

Applicant: Daniel Borenstein, German Quality Builders LLC

LUPC Staff: Barry Cassilly

Representative: Paola Pini, Paola Pini Architects

Case Description:

Coastal Development Permit (CDP), Mello Act Compliance Determination (MEL) and Specific Plan Project Permit Compliance (SPP) for the construction of a new 3-story, 30' maximum height, 3,528 sq ft single-family dwelling with an attached 2-car garage, roof decks, & 3 parking spaces (2 covered, 1 uncovered) in the RW1 zone in the Dual Permit Jurisdiction Coastal Zone.

Public Comment & Possible Action: Motion

Matt Royce motion/Barry Cassilly second: Motion to approve with the condition that rear yard setback be determined from wherever Building and Safety decides the center line to be. (10 vs 15 feet as the result may reduce the square feet of house) 6-0 approved

B.

Case: ZA-2019-2484-CUB; ENV-2019-2485-CE

City Hearing date: August 26, 2019, 12 noon

Address: 73 Market Street

Applicant: 73 Market Lessee, LLC

LUPC Staff: Matthew Royce

Representative: Marcia Davalos, City Land Use, Inc.

Case Description:

- Tenant improvement to an existing 11,162 sq ft two story office space
- Conditional Use Alcoholic Beverage permit (CUB) to allow the sale and dispensing of a full line of alcoholic beverages for on site consumption in conjunction with a members only Office during the hours of 10am -11pm. No sales of alcoholic beverages will be offered to the public. This is a members only office, in the CM-1 zone.

Public Comment & Possible Action: Motion

Matt Royce made motion, Alix Gucovsky seconds motion. Motion to postpone and applicant will notify the city.6-0

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- C. Case: DIR-2018-6400-CDP-MEL-SPP; ENV-2018-6401-CE
City Hearing date: TBD
Address: 3209 Ocean Front Walk
Applicant: Diane Shoda, Trustee of the High Tide Trust
LUPC Staff: Shep Stern
Representative: Mattie Shelton, Jeff Shelton Architects
Case Description:
Coastal Development Permit (CDP), Mello Act Compliance Determination (MEL) and Specific Plan Project Permit Compliance permit (SPP) for the demolition of an existing single-family dwelling & construction of 2 dwelling units with 4 parking spaces, in the R3-1 zone in the Dual Permit Jurisdiction Coastal Zone.
- Public Comment & Possible Action: Motion
Barry Cassilly motion/seconded by Alix Gucovsky. Approve as presented with the verification that the roof vents are permitted projections and to code. 6-o
- D. Case: DIR-2018-2031-SPP-CDP; ZA-2018-2032-CUB; ENV-2018-2033-CE
City Hearing date: July 15, 2019
Address: 600 Mildred
Applicant: Tezuke LLC
LUPC Staff: Matthew Royce/Alix Gucovsky
Representative: Robert Thibodeau, Du Architects & Elisa Paster
Case Description:
OCTOBER 4, 2018 LUPC AGENDA PROJECT DESCRIPTION:
- Change of use from retail market to restaurant
 - Motion: LUPC recommends the VNC Board recommend approval with the following conditions: 1. verify the approved occupant load for the service floor area 2. Implement a TDM to pay for employees alternative transportation costs 3. Provide as much bike parking as is feasible at or near the site 4. Provide Valet parking during evening hours contracted for a parking lot to avoid parking in neighborhood streets. Passed by VNC Board on October 16, 2018.
- REVISED PROJECT DESCRIPTION TO ACCURATELY REFLECT PROJECT:
- Change of use of a 904 sq ft market to a 324 sq ft market and 580 sq ft restaurant having a 134 sq ft interior service floor area and a 115 sq ft exterior service floor area. In lieu fees will be provided for the additional required two, on site, parking spaces and 5 parking spaces will be provided off-site.
 - Pursuant to LAMC section 12.24-W.1 a Conditional Use Alcoholic Beverage permit (CUB) for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 580 sq ft restaurant, having a 134 sq ft interior service floor area and 115 sq ft exterior service floor area, and offering 25 interior and 28 exterior seats.
 - The Director of Planning and the Zoning Administrator shall consider an exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines section 15301 and 15303 and that there is no substantial evidence demonstrating that an exception to the Categorical Exemption pursuant to CEQA guidelines, section 15300.2 applies.
 - Pursuant to LAMC section 11.5.7 a Specific Plan Project Permit Compliance permit (SPP).
 - Pursuant to LAMC section 12.20.2 a Coastal Development Permit (CDP) for a change of use from a 904 sq ft market to a 904 sq ft market and restaurant with 249 sq ft of service floor area, within the Dual Permit Jurisdiction Coastal Zone.
- Public Comment & Possible Action: Motion
Motion from Alix Gucovsky/Shep Stern seconds- LUPC recommends that the VNC board delay approval of the project with the conditions from the October 16, 2018 board meeting until a new traffic study is conducted that

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specifically addresses the intersection of Mildred and Ocean, the parking issues, and the neighborhood cut through traffic. LUPC recommends denying the CUB. 3-2-1 Alix, Shep, Jerome approve, Matt, Barry no, Carlos abstain

9. Other

A. Proposed Motion on the newly identified Venice -- Mar Vista Arts District

- Whereas a major new Venice Blvd “Arts District” initiative involving both Venice and Mar Vista was unveiled at the recent July 10th Venice Community Plan and June 21st Mar Vista Community Plan update workshops at the tail end of the “share” period and had not previously been made available to the respective communities for consideration or comment;
- Whereas neither the Venice Neighborhood Council nor the Mar Vista Community Council was included in the proposed new “Arts District “ designation, **in violation of the City Charter requirement for Neighborhood Councils to have the opportunity to provide input to City decisions impacting their neighborhoods;**
- Therefore, the Venice Neighborhood Council recommends that the “Arts District” designation for Venice Blvd be removed from any draft of the respective Community plans, and that the “Arts District” be brought to the respective communities via the Neighborhood Council process for proper consideration.

Public Comment & Possible Action: Motion

Alix motion/Shep seconds. Approved 6-0

B. Proposed Motion on CIS for Council File 14-1349-SI re. Enhanced Infrastructure Finance District <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=14-1349-SI>

- Whereas on July 3, 2019, the Los Angeles City Council considered an Enhanced Infrastructure Finance District (EIFD) for the geographic region of Venice;
- Whereas the community of Venice as represented by the Venice Neighborhood Council (VNC) is concerned that the decision making body described within the proposed EIFD known as a Public Financing Authority (PFA) will be selected by City Officials and may not represent the constituents of the Venice Community;
- Whereas Venice is a unique Coastal Zone community that falls under the regulations of the California Coastal Act and has special development considerations that are not required in the non-coastal communities of Los Angeles;
- Whereas Venice has a Coastal Commission-certified Local Coastal Program Land Use Plan that describes community character, scale, and mass and how it relates to the community’s historic nature and requires preservation of its prior geographic designation as a City in California, “Venice of America”;
- Whereas public outreach on the EIFD policy, which impacts our community, has been inadequate and minimal information on the details, impacts, or implementation has been provided;
- Therefore the Venice Neighborhood Council recommends that a community impact statement (CIS) in opposition to the EIFD be submitted and that should an EIFD proceed it shall be restricted to not fund projects that will alter the original land use designations of the 1904 Abbott Kinney Company development projects.

Public Comment & Possible Action: Motion

Motion Barry Cassilly/Alix seconds. All approved. Motion revised as follows:

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Proposed Motion on CIS for Council File 14-1349-SI re. Enhanced Infrastructure Finance District

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=14-1349-S1>

- Whereas on July 3, 2019, the Los Angeles City Council considered an Enhanced Infrastructure Finance District (EIFD) for the geographic region of Venice;
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- Whereas Venice is a unique Coastal Zone community that falls under the regulations of the California Coastal Act and has special development considerations that are not required in the non-coastal communities of Los Angeles;
- Whereas public outreach on the EIFD policy, which impacts our community, has been inadequate and minimal information on the details, impacts, or implementation has been provided;
- Therefore the Venice Neighborhood Council recommends that a community impact statement (CIS) in opposition to the EIFD be submitted until there is proper community outreach and participation.

10. 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.

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:3104218627) or email vp@venicenc.org.

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