

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 September 19th 7 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	Presentx	Name	Present
Alix Gucovsky, Chair	X	Matthew Royce	
Barry Cassilly	X	Shep Stern	X
Tim Bonefeld	X	Daffodil Tyminski	X
Michael Jensen	X	Jerome Williams	
		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 September 5, 2019 at: <http://venicenc.org/land-use-committee.php>
Michael motion to approve/Alix Second pass 7-0
4. Approval of Agenda
Michael motion to approve/Daffodil second 7-0
5. LUPC members to declare any conflicts of interest or ex parte communications relating to items on this meeting's agenda

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Tim spoke to the architect at 1043 Abbott Kinney and the owners of 704 Millwood, Shep spoke with neighbors for 704 Millwood, Carlos recused from 704 Millwood, Daffodil spoke on 2499 Lincoln.

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-2018-6394-SPP-CDP, ENV 2018 6395-CE
City Hearing: August 5, 2019
Address: 1043 Abbott Kinney
Applicant: Jocelyn Zayco Albion Gardens
LUPC Staff: Barry Cassily
Representative: Ada Castellon Satoh Brothers International contact: acastellon@satohbrothers.com
City Staff: Jeff Khao contact: jeff.khao@lacity.org

Case Description:

- Improvements and a 75 sq ft addition to the ground floor of a two story mixed use structure comprised of a change of use of 1090 sq ft retail use to 381 sq ft of retail use, 664 sq ft of a café (restaurant) use having 293 sq ft of Service Floor area, and 81 sq ft of beauty salon use. No work proposed to the second floor residential use (duplex). A total of 9 parking spaces are provided, 4 existing spaces are maintained in a detached garage and 5 spaces are provided offsite of which 1 space will be replaced with 4 bicycle parking spaces.
- Director of planning shall consider an exemption from CEQA pursuant to CEQA guidelines, section 15301 and determine 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 12.20.2 a coastal development permit for the change of use and addition to the ground floor of an existing two story mixed use building, on a lot located in the single permit jurisdiction of the California Coastal Zone.
- Pursuant to LAMC section 11.5.7 a project permit compliance review for a project within the Venice Coastal Zone Specific Plan Area.

Public Comment & Possible Action: Motion

Barry made motion to postpone to October 3 LUPC meeting, Michael seconds. 7-0

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B.

Case: DIR-2019-2122 CDP-MEL; ENV-2019-2123-CE
City Hearing: TBD
Address: 704 Milwood Avenue
Applicant: FIRAS AND MARGOT BUSHNAQ
LUPC Staff: Shep Stern/Jerome Williams
Representative: Lucia Bartholomew, Electric and Bowery contact: lucia@electricbowery.com
afra@electricbowery.com cayley@electricbowery.com
City Staff Ira Brown: contact: Ira.Brown@lacity.org

Case Description:

- Pursuant to LAMC Section 12.20.2 a coastal development permit (CDP) for the demolition of an existing duplex and the of a new 2 story 4319 sq ft single family dwelling with an attached garage and basement, in R2 zone.
- Pursuant to government code section 65590 and 65990.1 (the mello act) and the City of Los Angeles Interim Mello Act Compliance Administration Procedures, a Mello Act Compliance Determination (MEL)
- Pursuant to Venice Coastal Zone specific plan a VSO or SPP prior to public hearing

Public Comment & Possible Action: Motion

Shep motion to approve as long as no dewatering, Alix second. Alix/Shep yes. 2-5 motion failed. New motion from Tim to approve as presented Barry seconds. 4-1-1 motion passed

C.

Case: DIR-2018-5770-CDP-CDO-SPP & ZA-2018-5771-CUB-CU & ENV-2018-5772CE
City Hearing: October 16, 2019
Address: 2499 S Lincoln Boulevard
Applicant: Timan Khoubian [Lincoln Venice Owner, LLC]
LUPC Staff: Daffodil Tyminski
Representative: Brian Silveira silveira.brian@gmail.com
City Staff: Bindu Kanan bindu.kanan@lacity.org

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 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.

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- 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

[Alix motion to postpone, Shep second 7-0](#)

9. Other

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,

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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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