



# Venice Neighborhood Council



LAND USE AND PLANNING COMMITTEE  
PO Box 550, Venice, CA 90294 [www.VeniceNC.org](http://www.VeniceNC.org)  
Email: Chair-LUPC@VeniceNC.org

## Meeting of the Land Use and Planning Committee

DATE: Thursday May 14, 2020

TIME: 7:00pm – 10:00 pm

IN CONFORMITY WITH THE GOVERNORS EXECUTIVE ORDER N-29-20 (MARCH 17, 2020) AND DUE TO CONCERNS OVER COVID – 19, THIS VENICE NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED ENTIRELY TELEPHONICALLY TO JOIN THE MEETING PLEASE USE THIS LINK

You are invited to a Zoom webinar.  
When: May 14, 2020 07:00 PM Pacific Time (US and Canada)  
Topic: Venice NC: LUPC Virtual Board Meeting 5/14

Please click the link below to join the webinar:  
<https://us02web.zoom.us/j/88266983304>

Or iPhone one-tap :  
US: +16699009128,,88266983304# or +12532158782,,88266983304#  
Or Telephone:  
Dial(for higher quality, dial a number based on your current location):  
US: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656  
Webinar ID: 882 6698 3304  
International numbers available: <https://us02web.zoom.us/j/88266983304>

Alternatively you may submit public comment via email in advance to [chair-lupc@venicenc.org](mailto:chair-lupc@venicenc.org) and [LUPC@venicenc.org](mailto:LUPC@venicenc.org)

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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.

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PUBLIC 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 April 30, 2020 at: <http://venicenc.org/land-use-committee.php>  
**Carlos motion to approve/Alix seconds passes 7-0**
4. Approval of Agenda  
**Michael motion to approve agenda/Shep seconds 7-0**
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

Name	Present	Name	Present
Alix Gucovsky, Chair	x	Matthew Royce	Left at 9:50p m
Barry Cassily	X in at 7:40p m	Chris Zonna	x
Tim Bonefeld	x	Shep Stern	x
Daffodil Tyminski	out	Michael Jensen	x
		Carlos Zubieta	x

(see project files for more detailed info at <http://venicenc.org/land-use-committee.php> )

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A.

Case: CPC-2019-6069-CU-DB-CDP-CDO-SPP-MEL-WDI

City Hearing: TBD  
Address: 2467-2471 South Lincoln Boulevard  
Applicant: VCHC  
LUPC Staff: Daffodil Tyminski and Tim Bonefeld  
Representative: Becky Dennison [bdennison@vchccorp.com](mailto:bdennison@vchccorp.com)  
City Planner: Juliet Oh [Juliet.oh@lacity.org](mailto:Juliet.oh@lacity.org) [Jason.p.douglas@lacity.org](mailto:Jason.p.douglas@lacity.org) [mike.bonin@lacity.org](mailto:mike.bonin@lacity.org)  
Case Description:

- Conditional Use (CU) pursuant to LAMC Section 12.24 U.26 – Request is a Conditional Use approval for a 100% Density Bonus, exceeding that of which is permitted by LAMC Section 12.22 A.25.
- Density Bonus (DB) pursuant to LAMC Section 12.22 A.25 – Request is for approval of a Density Bonus case with the following incentives:
  - a. Floor Area Ratio increase to 3:1 for a site fronting a Major Highway Class I and is located within 1/2 mile of a Major Transit Stop (on-menu).
  - b. Height increase of 22-feet for a proposed flat-roofed building, as defined by the Venice Coastal Zone Specific Plan (off-menu).
  - c. Waiver of the Venice Coastal Zone Specific Plan step-back provisions for buildings greater than 25-feet in height (off-menu).
  - d. Waiver of the commercial loading space requirement of the LAMC (off-menu).
  - e. Waiver of the residential automobile parking requirement.
- Coastal Development Permit (CDP) pursuant to LAMC Section 12.20.2 – Request is for approval of a Coastal Development Permit for the proposed project. The subject site is located in the Coastal Zone.
- Project Permit Compliance (SPP) pursuant to LAMC Section 11.5.7 – Request is for a Project Permit Compliance approval for a proposal located within the Oakwood – Milwood – Southeast Venice Subarea of the Venice Coastal Zone Specific Plan.
- Design Overlay Plan Approval (CDO) pursuant to LAMC Section 13.08 E.2 – Request is for a Design Overlay Plan Approval. The subject site is located within the Lincoln Boulevard Community Design Overlay and the proposal is defined as a “project” by the Overlay.
- Waiver of Dedication and Improvement (WDI) pursuant to LAMC Section 12.37 I.3 – Request is for a modified right-of-way dedication of 10-feet, in lieu of the otherwise required 18-foot dedication, and waiver of widening the half roadway width.
- Mello Act Determination (MEL) pursuant to LAMC Section 12.20.2 – Request is for a determination to certify the proposed project as compliant with the Mello Act.
- Categorical Exemption (CE) pursuant to CEQA Guidelines 15300 – Request is for approval of a Class 32 “Urban Infill” Categorical Exemption to satisfy the proposed project’s CEQA determination.

Public comment and possible action:

Motion [Chris Zonna motion to deny the project as presented.](#) [Shep seconds](#)  
[Passes BC, MJ, SS, CZ, AZ in favor of motion, TB, CA against motion 5-0-2](#)

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## 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.

**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](http://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](http://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](mailto: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

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consult the VNC Bylaws. The Bylaws are available at our Board meetings and our website [www.venicenc.org](http://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](mailto:vp@venicenc.org).

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