



# 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](mailto:LUPC@VeniceNC.org)



## Meeting of the Land Use and Planning Committee

DATE: Thursday October 8, 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: Oct 8, 2020 07:00 PM Pacific Time (US and Canada)

Topic: VNC Land Use and Planning Committee Webinar, Thursday, October 8,2020, 7:00 p.m.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81670001697>

Or iPhone one-tap :

US: +16699006833,,81670001697# or +13462487799,,81670001697#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or 888 475 4499 (Toll Free) or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5257 (Toll Free)

Webinar ID: 816 7000 1697

International numbers available: <https://us02web.zoom.us/j/81670001697>

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)

BOARD MEETINGS: The Venice Neighborhood Council holds its regular meetings on the third Tuesday of the month and

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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.

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

Name	Present	Name	Present
Alix Gucovsky, Chair		Matthew Royce	
Barry Cassily		Chris Zonnas	
Tim Bonefeld		Shep Stern	
Daffodil Tyminski		Michael Jensen	
		Carlos Zubieta	

3. Approval of Minutes  
see draft minutes for October 6, 2020 at: <http://venicenc.org/land-use-committee.php>
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> )

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A.

Case: APCW-2020-1521-SPE-SPP-CDP-CUB-ZV  
City Hearing: TBD  
Address: 205 -213 Ocean Front Walk  
Applicant: North Venice Boardwalk LLC  
LUPC Staff: Carlos Zubieta  
Representative: Marcia Davalos [marcia@citylanduse.com](mailto:marcia@citylanduse.com)  
City Staff: Bindu Cannan [bindu.cannan@lacity.org](mailto:bindu.cannan@lacity.org), Jason Douglas  
[Jason.douglas@lacity.org](mailto:Jason.douglas@lacity.org)  
Nisa Cove [nisa.cove@lacity.org](mailto:nisa.cove@lacity.org)

Case Description:

- New construction of a 2-Story, 1,792 sq ft accessory building to an existing restaurant and bar. The project will include a 180 sq ft beach-front walk-up counter with a 372 sq ft outdoor sit-down dining area, a 558 sq ft outdoor recreation area, and a new 10-stall restroom facility on the ground floor. The second floor will consist of restaurant storage and office space. 29 on-site parking spaces will be provided (auto & bike).
- The applicant is requesting a Zone Variance to allow for no commercial loading space, a Specific Plan Exception for parking modification for beach-front walk-up, and a new CUB for full-line alcohol with live music.
- A second storage area of 918 sq ft will be added to the north side ground-floor of the existing 3,288 sq ft restaurant and bar.

Public Comment & Possible Action: Motion

B.

Case: DIR-2019-6670-CDP-MEL ENV-2019-6673-CE  
City Hearing: TBD  
Address: 851 Venezia  
Applicant: Jennifer Tuft  
LUPC Staff: Carlos Zubieta  
Representative: Thomas Carson Architects [tom@carsonarchitects.com](mailto:tom@carsonarchitects.com)  
City Planner: Ira Brown [ira.brown@lacity.org](mailto:ira.brown@lacity.org) [sienna.kuo@lacity.org](mailto:sienna.kuo@lacity.org)  
[Jason.p.douglas@lacity.org](mailto:Jason.p.douglas@lacity.org) [mike.bonin@lacity.org](mailto:mike.bonin@lacity.org)

Case Description:

- DEMOLITION OF AN ONE-STORY, SINGLE-FAMILY DWELLING WITH A DETACHED ONE-CAR GAR GARAGE AND TO ALLOW FOR THE CONSTRUCTION, USE, AND MAINTENANCE OF A (N) 2-STORY, 4,127 SF, SFD (INCLUDING 354 SF ROOF

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Public comment and possible action:

Motion

C.

Case:

City Hearing: TBD

Address: 419 Grand Avenue

Applicant: Simon Watts and Grace Lee

LUPC Staff: Shep Stern

Representative: Rafael Martinez [rafael@rafaelmartinezdesign.com](mailto:rafael@rafaelmartinezdesign.com)

City Staff: Kevin Fulton [kevin.fulton@lacity.org](mailto:kevin.fulton@lacity.org) Jason Douglas [Jason.douglas@lacity.org](mailto:Jason.douglas@lacity.org)

len Nguyen [len.nguyen@lacity.org](mailto:len.nguyen@lacity.org); Mike Bonin [Mike.Bonin@lacity.org](mailto:Mike.Bonin@lacity.org) Vince

Bertoni [Vince.Bertoni@lacity.org](mailto:Vince.Bertoni@lacity.org)

Nisa Covev [nisa.covev@lacity.org](mailto:nisa.covev@lacity.org)

Case Description:

- Two-Story Addition/Remodel to Existing 1-Story Single Family Dwelling & ADU consisting of 1 Bedroom ADU and 3 Bedroom Single Family Dwelling. (989 SQ. FT. ADDITION - 1,021 SQ. FT. HOUSE, 605 SQ. FT. ADU)

Public Comment & Possible Action:

Motion

D. COMMUNITY IMPACT STATEMENT IN SUPPORT OF CF-20-0047, 19-0400

For additional information please see the council file

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=20-0047>

Motion in Support and AMENDMENT of CFs 20-0047, 19-0400 (passed at 9/30/20 City Council Meeting on Consent) Wherefore the City of Los Angeles is in a dire shortage of AFFORDABLE housing and; Wherefore SB 330 was passed by the State Legislature and chaptered on January 1, 2020 and provides enhanced protections for those tenants in "protected units" which in Los Angeles are better described as Rent Stabilized Units (RSO). The protections include: require replacement of housing units must be in the same number as those demolished; require replacement of "protected units" when there is no housing construction to be replaced on a 1:1 basis; provides that tenants may remain in their housing unit until 6 months prior to commencement of construction; does not differentiate between ministerial or non-ministerial construction of housing developments when applying these enhanced protections; provides that tenants in "protected units" have the First Right of Return in any replacement housing constructed as a result of demolition; provides for legal recourse for

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any interested party, including a tenant, against the City of Los Angeles if the protections are complied with and enforced. RESOLVED, that SB 330 provides for the protections above, and that the City of Los Angeles Department of Planning, Department of Building and Safety and HCIDLA have not been complying with SB 330 and have not been enforcing those protections listed in the bill. Therefore, the Venice Neighborhood Council insists that the City of Los Angeles comply with the provision of SB 330 immediately to minimize the effects of displacement in the face of rising development contributed to by the non-compliance with these provisions. And further, that the City Attorney direct HCIDLA, the Department of Planning and the Department of Building and Safety to add these protections to an Ellis Act Eviction and Replacement checklist for full compliance with SB 330 provisions PRIOR to approving any Ellis Act Eviction or issuing any permit for demolition of housing units. The Venice Neighborhood Council agrees with the motion's authors that "The City must act swiftly and aggressively to implement these measures to the fullest," including providing tenants with rights of return, denying projects that would lead to a net loss of residential units, and denying projects that would demand existing residents leave their units before six months prior to the start of construction. The Venice Neighborhood Council further requests that the Los Angeles City Council, and particularly the movers of Council File 20-0047, Councilmembers Bonin and Koretz, AMEND the council file to include and incorporation a provision that a prevailing tenant in a lawsuit against a non-conforming landlord/owner, be awarded attorneys fees for bringing such a suit to enforce their rights afforded under SB 330

### 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](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 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).

**PUBLIC ACCESS OF RECORDS:** In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the Board in advance of a meeting may be viewed at our website: [www.venicenc.org](http://www.venicenc.org) or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact George Francisco, VP, at [\(310\) 421-8627](tel:3104218627) or email [vp@venicenc.org](mailto:vp@venicenc.org).