



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

MINUTES

DATE: Thursday January 14, 2021

TIME: 7:00 – 10:00 pm

1. Call to Order

2. Roll Call

Name	Present	Name	Present
Alix Gucovsky, Chair	x	Matthew Royce	
Barry Cassily		Chris Zonnas	x
Tim Bonefeld	x	Shep Stern	x
Daffodil Tyminski	In at 9:15 pm	Michael Jensen	x
		Carlos Zubieta	x

3. Approval of Minutes

Draft minutes for December 8, 2020 at: <http://venicenc.org/land-use-committee.php>

Shep motion to approve, Alix second

Shep, Alix, Carlos & Chris yes, Tim & Michael abstain

4-0-2

4. Approval of Agenda

Carlos motion to approve, Michael second

6-0-0

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

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

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- A. Case: VTT-82077-SL-HCA and ENV-2020-4774-CE
City Hearing: January 6, 2021
Address: 1801-1821 Penmar Ave and 1169 Palms Blvd
LUPC Staff: Shep Stern

Applicant: 1169 Palms LLC, SHS Management
Representative: Nick Leathers and Tony Russo, Crest Real Estate
City Staff: Alexander Truong
Case Description: Vesting Tentative Tract Map for subdivision of existing Bungalow Court on one lot with 7 dwelling units and detached garage into an 8-lot small-lot subdivision with 7 residential bungalow court lots and one bungalow court lot for parking with a total of 7 parking spaces, on an approximately 11,107 square foot site in the [Q]RD1.5-1XL zone; with a waiver of a 3-foot dedication along Palms Blvd and a 3-foot dedication along Penmar Ave.

Public comment and possible motion

Alix motion to continue, Shep second
Alix, Shep, Carlos & Chris yes, Tim & Michael abstain
4-0-2

- B. Case: DIR 2020-4146-CDP-MEL-PSH-SIPand ENV-2020-4148-CE
City Hearing: January 4, 2021
Address: 2213, 2215, 2217, 2217 ¼, 2217 ½, and 2219 Marian Place; and 845-847 Venice Blvd
LUPC Staff: Shep Stern, Barry Cassily, Chris Zonnas
Applicant: Becky Dennison, Venice Community Housing Corporation
Representative: Allison Riley, Venice Community Housing Corporation
City Staff: Ira Brown
Case Description: Demolition of two detached garages, improvements and the conversion of 7 existing single-family dwellings to 8 permanent supportive housing units, 1 manager's unit and 2,491 square feet of supportive services. The improvements consist of: the rehabilitation of 5 residential structures (2213-2219 Marian Place), a 1,970 square-foot addition to an existing 1-story, 790 square-foot single-family dwelling (845 Venice Blvd) resulting in a 2,760 square-foot, 2-story, 2-unit structure with 1,380 square feet of supportive services; the rehabilitation of an existing 1,825 square-foot single-family dwelling (847 Venice Blvd) resulting in a 714 square-foot dwelling unit and 1,111 square feet of supportive services; and the construction of a new, 770 square-foot detached Accessory Dwelling Unit (2213 Marian Place), with 2 parking spaces are onsite, in the R3-1 zone.

Public comment & possible motion

Shep motion to approve, Alix second
Shep, Alix, Carlos, Chris & Michael yes, Tim abstains
5-0-1

- C. Case: DIR-2020-4810-CDP-SPP-MEL and ENV-2020-4811-CE
City Hearing: January 4, 2021
Address: 409 E Sherman Canal
LUPC Staff: Carlos Zubieta
Applicant: Catherine and Nolan Gallagher, Chen Gallagher LLC
Representative: Austin Peters, Peters Architecture
City Staff: Bindu Kannan

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Case Description: Demo of an existing 2-story single-family dwelling and construction of a new 3-story 4,273 square-foot single-family dwelling with attached garage, providing 3 parking spaces, and a roof deck, in the RW1-1-O zone

Public comment & possible motion

Daffodil joins meeting for this item
Alix motion to approve, Carlos second
7-0-0

9. Adjournment