



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 28, 2021

TIME: 7:00 – 10:00 pm

1. Call to Order

2. Roll Call

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

3. Approval of Minutes

Minutes passed with correction for Michael Jensen no vote on Penmar project and not an abstention.

Shep, Michael, Carlos, Alix, Tim yes; Daffodil, Barry, Matt abstain

5-0-3

4. Approval of Agenda

Carlos motion to approve, Barry second

8-0-0

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>

A. Case:	DIR-2020-4803-CDP-MEL & ENV-2020-4804-CE
City Hearing:	not yet scheduled
Address:	822 Angelus Place
LUPC Staff:	Daffodil Tyminski
Applicant:	Matt Alan Boyd

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Representative: Robert Thibodeau, DU Architects
City Staff: Kevin Fulton
Case Description: Major renovation to an existing single-family dwelling with a new 2nd story addition, new 2-car attached garage with an additional guest parking space onsite, & new pool.

Alix motion to approve as presented, Daffodil second
8-0-0

B. Case: DIR-2020-6096-CDP-MEL & ADM-2020-6098-VSO-ADU & ENV-2020-6098-CE
City Hearing: not yet scheduled
Address: 705 6th Ave
LUPC Staff: Michael Jensen
Applicant: Troy Ritter
Representative: Sandra Bine
City Staff: Sienna Kuo
Case Description: New detached 2-story 760 sq ft ADU, 626 sq ft addition to the front single-family dwelling, & 4 new parking spaces

Michael motion to approve as presented, Carlos second
8-0-0

C. Case: ZA-2020-5814-CDP-ZAA & ENV-2020-5815-CE
City Hearing: not yet scheduled
Address: 2342 Clement Ave
LUPC Staff: Michael Jensen
Applicant: Carmen Carpenter Living Trust
Representative: Robert Thibodeau, DU Architects
City Staff: Bindu Kannan
Case Description: Addition to existing single-family dwelling, new 2-car garage, extension of the 2nd floor, & new roof deck.

Alix motion to approve as presented, Shep second
8-0-0

D. Case: DIR-2019-7601-CDP-MEL & ADM-2020-3749-VSO & ENV-2019-7602-CE
City Hearing: February 1, 2021, 10 am
Address: 708 Boccaccio Ave/707 Woodlawn Ave
LUPC Staff: Chris Zonnas
Applicant: Mahmoud Khanpur-Ardestani & Azaz Nikfarjam
Representative: Susan Steinberg, Howard Robinson & Associates
City Staff: Bob Babajian
Case Description: Demolition of 1-story duplex & detached garage & construction of new 2-story duplex with attached garage & non-habitable basement, with 5 parking spaces

Carlos motion to approve as presented, Barry second
Carlos, Barry, Tim, Daffodil, Matthew, Michael yes; Alix, Shep no
6-2-0

9. Adjournment