



# 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:Chair-LUPC@VeniceNC.org)



## Meeting of the Land Use and Planning Committee

DATE: Thursday April 15, 2021 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: Apr 15, 2021, 07:00 PM Pacific Time (the US and Canada)

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89389009858>

Or One tap mobile :

US: +16699006833,,89389009858# or +12532158782,,89389009858#

Or Telephone:

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

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

Webinar ID: 893 8900 9858

International numbers available: <https://us02web.zoom.us/j/89389009858>

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 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

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

No minutes-meeting was adjourned dur to lack of quorum

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

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## 8. CASES FOR REVIEW

### A.

Case: DIR-2019-2122 CDP-MEL; ENV-2019-2123-CE  
City Hearing: TBD  
Address: 901 Abbott Kinney  
Applicant: Juri Ripinsky, AKA Partners LLC & Becca Property LLC  
LUPC Staff: Michael Jenssen  
Representative: Larry Mondragon at Craig Fry and Associates [dragon@cfa-la.com](mailto:dragon@cfa-la.com)  
City Staff Ira Brown: contact: [Ira.Brown@lacity.org](mailto:Ira.Brown@lacity.org)

#### Case Description:

- CDP & SPP for change of use from office/retail to office/retail/restaurant & construction of mechanical parking lift w/capacity to store up to 32 vehicles
- • MCUP (Master CUB) for up to four restaurants to dispense a full line of alcohol beverages for on-site consumption
- • CU to allow a “Commercial Corner & Mini-Shopping Center” to 1) operate between the hours of 7 am-midnight on Sunday-Thursday and 7 am-2 am on Friday & Saturday, 2) employ tandem parking, 3) have a landscaped, planted area with a variable width of 2-5 feet along all street frontages not occupied by a structure or access stairway & on the perimeter of all parking areas abutting a residential zone or use in lieu of the required width of 5 feet.

Public Comment & Possible Action: Motion

### B.

Case:  
City Hearing: TBD  
Address: 727 and 733 Lincoln Boulevard Lincoln Fine Wines  
Applicant: Lincoln Fine Wines  
LUPC Staff: Daffodil Tyminski  
Representative: Brett Engstrom [engstromplanning@gmail.com](mailto:engstromplanning@gmail.com)  
City Staff

#### Case Description:

- A CUB application to expand their current business into the adjacent tenant space. The current business is located at 727 Lincoln Blvd. They will be adding an additional portion of the building to include the 733 Lincoln Blvd. address. The request includes the continued sale of a full line of alcohol for off-site consumption, and on-site tastings. Hours of operation will remain the same; 10am to 11pm daily.

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Public Comment & Possible Action: Motion

C.

Case: DIR-2019-5810-CDP-MEL

City Hearing: TBD

Address: 354 5<sup>TH</sup> Avenue

Applicant: Jennifer Tuft

LUPC Staff: Michael Jenssen

Representative: Brian Silveira [Silveira.brian@gmail.com](mailto:Silveira.brian@gmail.com)

City Planner: [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:

- Project description: 521 sf first floor addition and new 2,175 sf second floor + 838 square foot ADU for an existing 1,017 square foot home on a 7,000 sf lot.

Public Comment & Possible Action: Motion

D. **FOR DISCUSSION PURPOSES ONLY**

Case:

City Hearing:

Address: Winston House 23 East Windward

Applicant: Jake Matthews

LUPC Staff: Michael Jenssen

Representative: Brian Silveira [Silveira.brian@gmail.com](mailto:Silveira.brian@gmail.com)

City Staff

Case Description:

- .

Public Comment & LUPC recommendations

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## E. **FOR DISCUSSION PENDING WRAC POSITIONS/Motions**

Oppose Proposed Land Use Decision Appeal Fee Increase

Proposed by Matt Wersinger/DRNC on March 15, 2021  
Passage deadline: June 2021

### **Passed by**

- Bel Air-Beverly Crest Neighborhood Council (modified version)
- Del Rey Neighborhood Council (modified version)
- Mar Vista Community Council (modified version)
- Neighborhood Council of Westchester/Playa
- Pacific Palisades Community Council
- Westside Neighborhood Council
- Westwood Neighborhood Council

### **Motion**

Refers to City Council file [09-0969-S3](#)

The Westside Regional Alliance of Councils opposes the proposal by the City's Chief Administrative Officer (Rich Llewellyn), to raise the fee for a citizen (or a community group, such as an HOA) to file an appeal of any city land use (or Building & Safety) decision, from the current \$89 to the discriminatory amount of \$16,097. This amount that has no basis in reality will prohibit the majority of stakeholders in the City of Los Angeles from having meaningful access to any city land use appeal procedure. Council File 09-0969-S3

## F. **FOR DISCUSSION PURPOSES ONLY PENDING WRAC POSITION/MOTIONS**

Affordable Housing Legislation/Support for SB 15 (Portantino) and  
SCA 2 (Allen & Wiener)

Proposed by Chris Spitz/WRAC LUPC on February 15, 2021  
Passage deadline: May 2021

### **Passed by**

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- Mar Vista Community Council
- Neighborhood Council of Westchester/Playa
- Pacific Palisades Community Council
- Palms Neighborhood Council
- West LA-Sawtelle Neighborhood Council
- Westside Neighborhood Council
- Westwood Neighborhood Council

## Motion

The Westside Regional Alliance of Councils (WRAC) recognizes the need for positive solutions to the state's affordable housing crisis, specifically as it relates to workforce and low-to-moderate income housing. Solutions should involve legislation that 1) focuses on increasing the production and supply of truly affordable housing; 2) does not compromise public safety or the environment; and 3) respects principles of democracy, local land use control and self-determination of local governments to expand housing opportunities unique to their jurisdictions.

WRAC supports Senate Bill 15 (Portantino) and Senate Constitutional Amendment 2 (Allen and Wiener) as examples of positive legislation that forward the goal of achieving more affordable housing consistent with these principles.

## 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

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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 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).