



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE
PO Box 550, Venice, CA 90294 www.VeniceNC.org
Email: Chair-LUPC@VeniceNC.org



Joint Meeting of the Land Use and Planning Committee and Board of Directors

DATE: Thursday May 6, 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: May 6, 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 and 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)

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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	X	Matthew Royce	X
Barry Cassily	X	Chris Zonnas	X
Tim Bonefeld	X	Shep Stern	X
Daffodil Tyminski		Michael Jensen	X
		Carlos Zubieta	

3. Approval of Minutes

see draft minutes for April 15, and April 29 2021 at: <http://venicenc.org/land-use-committee.php>
Minutes from April 15 have an error and will be corrected and approved at the next meeting

4. Approval of Agenda

Michael motion to approve/Alix seconds 7-0-0

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

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8. CASES FOR REVIEW

A.

Case: VTT-82288 CPC-2018-7344-GPAJ-VZCJ-HD-SPP-SPP-CDP-MEL-WDI-
SPRPHP ENV-2018-6667-SE

City Hearing: October 22, 2020

Address: 2102-2120 S Pacific Avenue, 116-302 E North Venice Boulevard, 2016-
2116 S Canal Street and 319 E South Venice Boulevard

Applicant: Sarah Lett Hollywood Community Housing Corporation, and
Becky Dennison Venice Community Housing Corporation

LUPC Staff: Matthew Royce, Carlos Zubieta, Michael Jossen

Representative: Chris Murray Rosenheim and Associates

City Staff: Ira Brown ira.brown@lacity.org Jason Douglas
Jason.douglas@lacity.org len Nguyen len.nguyen@lacity.org;
Mike Bonin Mike.Bonin@lacity.org Vince Bertoni
Vince.Bertoni@lacity.org Nisa Covev nisa.covev@lacity.org

Case Description:

The demolition of an existing surface parking lot containing 196 spaces bi-sected by Grand Canal, and a two story 4 unit residential structure and the construction, use and maintenance of a 104,140 sq ft mixed use 100 percent affordable housing stories development. A 36,340 sq ft structure west of grand canal, and a 67,800 sq t structure east of grand canal consisting of 140 residential units, 136 affordable, 4 manager, 685 sq ft of social service office use, 2255 sq ft of retail use, 810 sq ft of restaurant use with 500 sq ft of outdoor service floor area and 3,155 sq ft of community arts center/art studio. The structure west of grand canal is 3 stories and 35 in height with a 59 foot tall campanile located at the Norwest corner of the subject site with a roof access structure resulting in a structure with a maximum 67 feet in height and five stories. The structure east of Grand Canal is 3 stories and 35 ft in height. The project will provide a total of 360 on site automobile parking spaces comprising of 61 residential spaces 42 commercial spaces 196 public spaces, 23 beach impact zone spaces and 38 non required spaces and 136 bicycle spaces.

REQUESTED ACTIONS: VTT-82288 The Advisory Agency shall consider:

1. Pursuant to Assembly Bill 1197 in furtherance of providing Supportive Housing under Public Resources Code Section 21080.27(b)(1),

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that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is statutorily exempt from the California Environmental Quality Act;

2. Pursuant to Los Angeles Municipal Code (LAMC) Sections 17.03, 17.06, and 17.15, a Vesting Tentative Tract Map, VTT No. 82288, for the merger and re-subdivision of 40 existing lots into two master ground lots and seven airspace lots; and

3. Pursuant to Los Angeles Municipal Code Section 17.53-D, a Waiver of Dedication and/or Improvements to waive the requirement to: a. Dedicate 20.5 feet to complete a 43-foot half right-of-way along Pacific Avenue;

b. Dedicate a 15-foot by 15-foot corner cut at the intersection of South Venice Boulevard and Pacific Avenue;

c. Dedicate a 15-foot by 15-foot corner cut at the intersection of North Venice Boulevard and Pacific Avenue;

d. Dedicate a 15-foot by 15-foot corner cut at the intersection of South Venice Boulevard and Dell Avenue; and

e. Dedicate 10 feet to complete a 30-foot half right-of-way along Dell Avenue.

CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-WDI-SPR-PHP

On behalf of the City Planning Commission, the Hearing Officer will take public testimony regarding the following:

4. An exemption from CEQA, pursuant to California Public Resources Code (PRC) Section 21080.27(b)(1);

5. Pursuant to Los Angeles City Charter Section 555 and LAMC Section 11.5.6, a General Plan Amendment to the:

a. Venice Community Plan General Plan Land Use Map to amend the land use designation of the subject site from Open Space and Low Medium II Multiple Family Residential to Neighborhood Commercial;

b. Certified Venice Local Coastal Program Land Use Plan (LUP) maps to amend the land use designation of the subject site from Open Space and Low Medium II Multiple Family Residential to Neighborhood Commercial; and

c. Certified Venice Local Coastal Program Land Use Plan (LUP) text pertaining to the proposed development;

6. Pursuant to LAMC Section 12.32 F, a Vesting Zone Change and Height District Change from OS-1XL-O to (T)(Q)C2- 1L-O and pursuant to LAMC Section 11.5.11(e) and California Government Code 65915(k), three Developer Incentives to permit:

a. Reduced residential parking pursuant to AB744;

b. The required residential parking for the building on the East Site to be located in the building on the West Site; and NOTIFICATION

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REQUIREMENT TO OWNERS: Within a 500-foot Radius AND
OCCUPANTS: Within a 500-foot Radius AND INTERESTED PARTIES

Puede obtener información en Español acerca de esta junta llamando al
(213) 978-1300 planning4la.org Initial hearing – 8/03/2020 Page 3

c. RAS3 side and rear yard requirements per LAMC 12.10.5 in lieu
of the yard requirements in the proposed C2 zone;

7. Pursuant to LAMC Section 11.5.7 G, a Specific Plan
Amendment to the Venice Coastal Zone Specific Plan to: a. Create a new
subarea “Subarea A” to permit a Permanent Supportive Housing project
that includes Restricted Affordable housing units with supportive services
and establishes Land Use Regulations and Development Standards;

and b. Amend the Map Exhibits to add the new subarea and change
the zoning from OS-1XL and RD1.5 to C2-1LO for the new subarea;

8. Pursuant to LAMC Section 11.5.7 C, a Project Permit
Compliance Review for a project within the Venice Coastal Zone Specific
Plan;

9. Pursuant to LAMC Section 12.20.2, a Coastal Development
Permit for a Project located within the Dual Permit Jurisdiction of the
California Coastal Zone;

10. Pursuant to Government Code Sections 65590 and 65590.1 and
the City of Los Angeles Interim Mello Act Compliance Administrative
Procedures, a Mello Act Compliance Review for demolition of four
Residential Units and the construction of 140 Residential Units in the
Coastal Zone;

11. Pursuant to LAMC Section 16.05, Site Plan Review for a
Project which creates or results in an increase of 50 or more dwelling
units.

Presentation by Venice Vision 25 minutes

Public Comment & Possible Action: Motion

MOTION FOR REESE DAVIDSON

LUPC recommends that the VNC recommend denial of the project as presented due to the following

1. Failure to Comply with General Plan, Coastal Plan, LAMC and Venice Specific Plan
The project does not comply with the General Plan, Specific Plan, or Coastal Plan. The VNC has already submitted a CIS recommending denial of the General Plan Amendment and rezoning request for the Specific Plan amendment, all which would be required for this project. Applicant has not demonstrated hardships warranting the ZAA and waiver requests. Waivers include but are not limited to in lieu fees for use of Linnie Park.

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2. Sea Level Rise

Housing a vulnerable population of residents in a known high risk flood zone due to sea level rise is extremely irresponsible and dangerous, analogous to building public housing in the lowest parts of New Orleans when a future hurricane storm surge is obviously inevitable. Moreover, this project relies heavily if not exclusively on public funding, meaning the taxpayer is underwriting the developer's unsuitable site selection and resulting flood risk.

3. Mass Scale and Character

The mass scale and character does not conform to the metrics in the Specific Plan.

4. Abuse of Taxpayer Funding

The estimated cost of this project is staggeringly over \$100 million to create 136 low income units-a price tag of nearly \$750,000 per unit. At this rate, it would cost our city over \$22 trillion to house 30,000 people. When taxpayers authorized various tax increases and bond measures to solve the homeless crisis, this was surely not what they had in mind. Taxpayers deserve responsible spending of finite resources to alleviate this crisis.

Next the underlying land for this project (currently owned by the city,) is proposed to be donated to the developers, depriving Venice from large swaths of open space and an extremely high value asset, sale of which could directly benefit the community.

In sum, the project exemplifies a gross waste of taxpayer dollars that will not alleviate the immediate needs of relief for our unhoused. Per Judge David O Carter's recent ruling in federal court, these funds could and should be used for immediate shelter of unhoused residents. The humanitarian crisis on the streets of Venice is neither alleviated nor changed for those who can't afford to wait for enough expensive housing to be built years late and millions of dollars over budget.

5. The Project Perpetuates an Unhoused Containment Policy

The City of Los Angeles has systematically created a containment zone of homeless housing service providers and service infrastructure all within the Venice area, akin to a "Skid Row West." This crush of homeless services and housing has served as a magnet for more homelessness and crime to proliferate in this community disparately from others in the district. Clearly this policy is unlawfully discriminatory, unfair to Venetian residents, and exacerbates a humanitarian disaster rather than solve it.

Michael motion/Matt seconds- 7-0-0

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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, 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. In addition, if you would like a copy of any record related to an item on the agenda, please contact 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.

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:(310)421-8627) or email vp@venicenc.org.

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