



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

DATE: Thursday June 10, 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: Jun 10, 2021 07:00 PM Pacific Time (US and Canada)
Every 2 weeks on Thu, until Jul 8, 2021, 3 occurrence(s)
Jun 10, 2021 07:00 PM

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

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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.

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 April 29, 2021, May 6, 2021, and May 20, 2021 at: <http://venicenc.org/land-use-committee.php>
4. Approval of Agenda

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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

A.

Case: City Council File 21-420-S45

City Hearing: July 2, 2021

Address: 560 Rose Avenue

Applicant: Cannabis Vision Partners llc

LUPC Staff: Daffodil Tyminski

Representative: Yvonne de la rosa maliwu99@yahoo.com

Tyrone Freeman tyronefreeman@maveninnovativeconsultancy.com

City Staff

Mike Bonin mike.bonin@lacity.org, Jason Douglas, Jason.Douglas@lacity.org,

Case Description:

Application for a cannabis retail license based on Public a convenience or necessity.

Public Comment & Possible Action: Motion

B.

Case: ZA 2021-632-CDP—CUB-SPP

City Hearing: TBD

Address: 671 Rose Avenue

Applicant: Judy Paley

LUPC Staff: Chris Zonnas

Representative: Andrew Yapp

City Staff: Sienna Kuo

Mike Bonin mike.bonin@lacity.org, Jason Douglas, Jason.Douglas@lacity.org,

Case Description:

- A change of use to convert 920 sq ft of retail catering to service floor area within a 3300 sq ft retail.

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Public Comment & Possible Action: Motion

C.

Case: PM2020-5349. DIR 2020 5351-CDP-SPP
City Hearing:
Address: 22 Paloma
Applicant:
LUPC Staff: Chris Zonnas
Representative: Sheri Gould sheri@harveygoodman.com
City Staff Bindu Kannan
Case Description:

- Small lot subdivision

Public Comment & possible action/motion

D.

Case: ENV 2021-2945-CE ZA-2021-2944-CUB
City Hearing:
Address: 4020 Lincoln
Applicant: Jason Kho
LUPC Staff: Chris Zonnas
Representative: Michelle Kagan michellekagan77@outlook.com
City Staff Bob Babajian
Case Description:

- A cup for the sale of service of beer and wine for onsite consumption in conjunction with an existing restaurant

Public Comment & Possible Action: Motion

E.

Case: DIR-2021-3309-CDO-WD1-ENV-2021-3310-EAF
City Hearing:
Address: 620 South Lincoln Boulevard
Applicant:
LUPC Staff: Chris Zonnas
Representative: Jim Ries
City Staff Bob Babajian
Case Description:

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- ADAPTIVE REUSE CONSISTING OF THE PARTIAL DEMO (6,231 SF) AND REHAB OF AN EXISTING 16,268 SF ONE-STORY COMMERCIAL BUILDING AND 3,529 SF ADDITION IN THE [Q]C2-1-CDO AND [Q]P-1-CDO ZONES.
- ADAPTIVE REUSE CONSISTING OF THE PARTIAL DEMO (6,231 SF) AND REHAB OF AN EXISTING 16,268 SF ONE-STORY COMMERCIAL BUILDING AND 3,529 SF ADDITION IN THE [Q]C2-1-CDO AND [Q]P-1-CDO ZONES.

Public Comment & Possible Action: Motion

F. **Ramada Inn/Project Room Key**

Whereas the the city plans to convert the Ramada Inn to interim housing under project room key.

Whereas the project will be managed by PATH

Therefore the community would like the following conditions for the project room key conversion

- Install and thereafter maintain a rear barrier along Harrison to provide better control over access to the Project via Washington.
- PATH staff on-site
- Overnight security guards located on-site
- Security cameras
- Community hotline
- HMIS will assist residents to find permanent housing and homeless services
- That Applicants not operate or maintain the development in a manner that:
 - o Jeopardizes or adversely affects the public health, peace, or safety of persons residing or working on the premises or in the surrounding area; or
 - o Constitutes a public nuisance; or
 - o Results in repeated nuisance activities, including, but not limited to, disturbances of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, excessive littering, illegal parking, excessive loud noises (especially in the late night or early morning hours), traffic violations, curfew violations, lewd conduct, police calls for service, or police detentions and arrests; or
 - o Adversely impacts nearby uses; or
 - o Violates any other city, state, or federal regulation, ordinance, or statute.
- Shelter to strictly comply with all performance standards and other requirements set forth in LAMC §14.00-A-12.
- An enforcement mechanism to be administered by a neutral third party, board, or commission and *not* the City or its agents or appointees, to ensure that PATH and the City consistently meet and comply with the conditions imposed in the permit. The process should include remedies of modification, discontinuance, or revocation of the CDP if PATH fails to strictly comply with the permit conditions.
- The permit be limited to development of the *interim* shelter only and not include any future changes of use and expressly require a new permit for any future change of use;

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- Creation of a special enforcement zone in the surrounding neighborhood that will actually be enforced;
- Prohibition against shelter residents also camping or maintaining an encampment on the street;
- Require PATH to extend its security obligations into the surrounding neighborhood, specifically Harrison Avenue;
- Pedestrian gates to Harrison be designated ‘emergency only’, all loading and delivery on Washington Blvd.
- The main entrance for PATH clients will be off Washington Blvd.; gathering outside on the sidewalk (on both sides of Washington & Harrison) will be discouraged and the sidewalks around the perimeter of the property will be cleaned daily.
- In addition to 8’ Wall/Fence; planting trees and hedges to restrict sight-lines from hotel balcony to surrounding properties.
- Intensive Client Screening: Residents should be screened in accordance with the requirements of the Housing Authority of the City of Los Angeles (HACLA) which under law includes significant prohibitions on residency including but not limited to drug related criminal background, illegal use of drugs, violent criminal activity (broadly defined as any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or be reasonably likely to cause serious bodily injury or property damage”, the abuse or pattern of abuse of alcohol, and those subject to lifetime sex offender registration.
- Meetings will be held with neighbors every six months; and there will be a remedy for adverse impacts of shelter.
- Establish a set of performance and achievement metrics, in a process involving community input, to which PATH must be accountable for actually moving residents from the shelter into permanent housing;
- Any future conversion to PSH be subjected to a new CDP approval process;
- Increased LAPD presence and patrols to the President’s Row and Oxford Triangle neighborhoods to ensure public safety;
- City to install additional street lighting on the south side of Harrison Avenue, directly across from 1110 to 1140 Harrison Avenue;
- No shelter-related parking on Harrison Avenue or the surrounding neighborhoods.

The City and PATH shall not operate or maintain the development in a manner that:

- o Jeopardizes or adversely affects the public health, peace, or safety of persons residing or working on the premises or within 500 feet of the surrounding area; or
- o Constitutes a public nuisance; or
- o Results in repeated nuisance activities, including, but not limited to, disturbances of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling,

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prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, excessive littering, illegal parking, excessive loud noises (especially in the late night or early morning hours), traffic violations, curfew violations, lewd conduct, police calls for service, or police detentions and arrests; or

- o Adversely impacts nearby uses; or
- o Violates any other city, state, or federal regulation, ordinance, or statute.

A. Two Step Abatement & Arbitration Procedure

1. Voluntary Abatement

Any resident or business within 500 feet of the exterior boundaries of the project may submit a written complaint to PATH and the City. The complaint will specify the nature of the violation or problem. The parties will meet within 30 days of the written complaint to meet and confer in good faith about a voluntary abatement plan to bring operation of the facility within the requirements set forth above. PATH and the City shall then have 30 days to implement the voluntary abatement plan to remedy the violation or problem.

If PATH and the City fail to adequately implement the voluntary abatement plan within the established timeline, complainant has the right to request that the matter be referred to binding arbitration.

2. Binding Arbitration

The parties agree that any complaint filed by any resident or business within 500 feet of the exterior boundaries of the project that cannot be mutually resolved after meeting and conferring in good faith and giving PATH and the City the opportunity to voluntarily abate the violation or problem within 30 days shall be submitted to binding arbitration.

The arbitration shall be administered by JAMS pursuant to its Comprehensive Arbitration Rules and Procedures and in accordance with the Expedited Procedures in those Rules. The selection of an arbitrator through JAMS shall be pursuant to JAMS Rule 15. The venue of the arbitration shall be in Los Angeles, California.

The arbitrator will have the ability to require the modification, discontinuance, or revocation of the CDP, and the ability to impose conditions of operation as he or she deems appropriate, including those necessary to protect the best interests of the surrounding properties or neighborhood; to eliminate, lessen, or prevent any detrimental effect on the surrounding property or neighborhood; or to assure compliance with other applicable provisions of law. The arbitrator's decision shall be supported by written findings and shall state that failure to comply with any or all conditions imposed may result in the issuance of an order to discontinue or revoke the CDP.

All arbitration costs and fees are to be paid by the City and/or PATH.

Public Comment & Possible Action: Motion

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

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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:3104218627) or email vp@venicenc.org.

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