



# 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



## Meeting of the Land Use and Planning Committee

DATE: Thursday May 20, 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 20, 2021, 07:00 PM Pacific Time (the US and Canada)  
May 20, 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](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

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

3. Approval of Minutes

see draft minutes for May 6, 2021 at: <http://venicenc.org/land-use-committee.php>

Michael motion to postpone minutes til the next meeting. Minutes to be approved, May 20, May 6, April 29<sup>th</sup>, April 15<sup>th</sup>. Tim Seconds. Passes 7-0-0

4. Approval of Agenda

Barry 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

8. Presentation on SB 9 and SB 10 from John Heath

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## 9 CASES FOR REVIEW

### A.

Case: APCW-2021-2020-CDP-MEL-SPE-SPP-WDI  
City Hearing: TBD  
Address: 1410 -1422 Main Street  
Applicant: Three on the Tree LLC  
LUPC Staff: Barry Cassily  
Representative: Tony Russo [tony@crestrealestate.com](mailto:tony@crestrealestate.com)  
City Staff: Bindu Kannan [Bindu.Kannan@lacity.org](mailto:Bindu.Kannan@lacity.org)  
Mike Bonin [mike.bonin@lacity.org](mailto:mike.bonin@lacity.org), Jason Douglas, [Jason.Douglas@lacity.org](mailto:Jason.Douglas@lacity.org),

#### Case Description:

- Demolition of the (2) existing single family dwellings and the construction of a new 3-story mixed use building (commercial + 9 new dwelling units) and a 2-story basement garage on (3) lots.

#### Public Comment & Possible Action: Motion

Daff motion/Tim seconds

Motion to approved the project with the following conditions

1. Remove the underground mechanical room
2. Make the entrance/exit t the project on Main Street, and the loading zone on Main Street. City to stripe the pavement accordingly.
3. Deliveries not prior to 8am and not after 8pm
4. Applicant to clarify whether the solar structures as proposed are compliant with city code and/or mandated by State law.

Motion passes 5-0-2 Alix and shep no Daff, Tim, Michael, Barry, Chris yes

### B.

Case: CPC-2020-5839-DB-CU-CDP-MEL-SPP-HCA  
City Hearing: TBD  
Address: 522 Venice Boulevard  
Applicant: Mandy Judaken 522 Venice llc, [kalnei.nissan@gmail.com](mailto:kalnei.nissan@gmail.com)  
LUPC Staff: Michael Jenssen and Shep Stern  
Representative: Brian Silviera [silviera.brian@gmail.com](mailto:silviera.brian@gmail.com)  
City Staff: Ira Brown [ira.brown@lacity.org](mailto:ira.brown@lacity.org)  
Mike Bonin [mike.bonin@lacity.org](mailto:mike.bonin@lacity.org), Jason Douglas, [Jason.Douglas@lacity.org](mailto:Jason.Douglas@lacity.org),

#### Case Description:

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- Demolition of residential triplex currently used as a podshare, co-living to be replaced by 26 unit apartment building with 7 very low income units.
- The project seeks a conditional use permit pursuant to LAMC 12.24 (u) (26) to permit the following density bonuses 1. Permit a 20% reduction in required westerly side yard to allow a 4'10' side yard setback in lieu of the required 6' side yard setback pursuant to LAMC 12.09 1 B2 (a) 2. Permit a 60% reduction in required front yard setback in lieu of the required 15' front yard setback pursuant to LAMC 12.09.1.B1 and 3. Permit the project to provide 19 standard parking stalls and 12 compact parking stalls in lieu of the 1 standard parking space per dwelling unit minimum 26 standard stalls required pursuant to AMC 12.21.a
- A conditional use permit pursuant to LAMC 12.24 U 26 to permit a density bonus for a project for which the density increase is greater than the maximum 35% permitted in LAMC 12.22.A 25. In conjunction with the construction, use and maintenance of 26 for rent dwelling units in lieu of the 11 dwelling units otherwise permitted by LAMC 12.22.a.25 with 7 units reserved for very low income households utilizing parking option 1 in LAMC 12.22.a 25 and pursuant to LAMC 12.24 f
- Allow a 20% reduction in required westerly side yard to allow a 4'10' side yard setback in lieu of the required 6' side yard setback pursuant to LAMC 12.09.1.b2
- A coastal development permit pursuant to LAMC 12.20.2 to allow the demolition of an existing residential triplex and the construction of a new 26 unit apartment building having 19 market rate and 7 very low income units, 13,905 sq feet of residential floor area, 31 subterranean parking spaces and max height of 30 feet.

Public Comment & Possible Action: Motion

[Michael motion /Alix seconds](#)

[Motion to approved the project as presented 7-0-0](#)

C.

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:

- Clarify condition 11 to reflect that a cover charge and or entrance fee may be charged only to enter the premises during live entertainment events and that no cover charge and or entrance fee shall be charged for dining.
- Clarify condition 9 e to reflect service floor area allowed for restaurant/nightclub/entertainment venue use based on parking provided vczsp e. modified- A minimum of 58 parking spaces shall be provided by lease or covenant for use by patrons and employees of the restaurant. A copy of the lease or covenant shall be submitted to office of zoning administration Such parking shall be made available during the

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restaurants hours of operation. If parking is dispersed among 2 or more lots, not all of the parking spaces need to be available at the 11am opening hour of the restaurants operation but all the required parking spaces shall be available no later than 630pm at all times that the restaurant is open for business. Parking as required by the state coastal permis no 5-87-728 shall be provided in accordance with said permit and the required 22 parking spaces of said parking permit may be part of the 56 spaces required.

- An updated written parking plan shall be submitted to the satisfaction of zoning administrator which includes but is not limited to the following components and requirements
  1. A site plan of available parking lots and spaces, 2, a valet parking pick up and route plan, 3 the presence of parking attendants at all times, 4 a valet parking fee for patrons which does not exceed \$5, 5 a valet drop off, and pick up, 6 reference to valet parking in advertising, 7, advice to patrons who self park to use lots not streets.
- A request to clarify and or modify the conditions of the existing cub/cux permit no DIR -2000-3597 (RV) (PA3) LADB and the fire department to recalculate total occupancy based on occupancy type. The maximum number of patrons shall not exceed 150 persona at any one time.
- Remove condition 10 and replace with condition 24: Amplified music inside dining area shall be kept at a low volume such that any music playing shall not be audible beyond the premises including to the tenants in the building.

Public Comment & possible action/motion

[Alix motion/Barry seconds](#)

[Motion to approve the project as presented 7-0-0](#)

D.

Case: DIR-2020-7248-CPD-MEL

City Hearing:

Address: 419 Grand Boulevard

Applicant: Simon Watts and Grace Lee

LUPC Staff: Shep Stern

Representative: Rafael Martinez

City Staff: Brendan Ha Lau

Case Description:

- CDP SECOND STORY ADDITION TO EXISTING 1- STORY SINGLE FAMILY DWELLING AND ADU SF SINGLE-FAMILY RESIDENCE..

Public Comment & Possible Action: Motion

[Alix motion/Shep seconds](#)

[Motion to deny the project as presented as the applicant has refused to attend VNC/LUPC meetings 4 times](#)

[7-0-0](#)

E. **FOR DISCUSSION**

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DISCUSSION on Council File 21-0350 to build tiny houses, provide safe camping, and provide safe parking at various locations in CD11, Culver City, and Los Angeles County parking lots.

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=21-0350>

Public Comment & Possible Action: Motion

**Alix motion/Shep seconds 7-0-0**

In reference to council file 21-0350, the Venice Neighborhood council opposed a feasibility study to explore the possibility of using beaches, beach parking lots, and public parks for safe parking, camping, and/or tiny homes. Open space and parking for the beach are extremely limited and the city should not be looking to take away these much needed amenities in the communities throughout CD 11. Furthermore, as the humanitarian crisis on our streets escalates at an exponential rate, it is fiscally irresponsible to engage in feasibility studies. The council should immediately review the list of underutilized properties from the controller's office. Finally the VNC supports the Westside Regional Association of Council's WRAC motion to strongly advise members of the Los Angeles City Council and the Mayor that WRAC opposed using the beaches, beach parking lots, and public parks for housing of the unhoused. Neighborhood or Community Councils where these sites are listed in the Council motion shall work in good faith to identify alternative sites within their boundaries. The parks are subject to approval of the stakeholders and Neighborhood Council in the area of the parks, including the Venice Beach Recreation area a city park.

**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](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

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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).

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