



# 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)



## Land Use and Planning Committee

DATE: Thursday September 30, 2021 TIME: 7:00 pm – 11:00 pm

You are invited to a Zoom webinar.  
When: Sep 30, 2021 07:00 PM Pacific Time (US and Canada)  
Topic: LUPC

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84112715115>

Or One tap mobile :

US: +16699006833,,84112715115# or +13462487799,,84112715115#

Or Telephone:

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

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

Webinar ID: 841 1271 5115

International numbers available: <https://us02web.zoom.us/j/84112715115>

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)

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### AGENDA ITEMS

1. Call to Order

2. Roll Call

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Name	Present	Name	Present
Alix Gucovsky, Chair		Matthew Royce	
Barry Cassily		Chris Plourde	
Corrine Baginski		Andrew Mika	
Lauren Siegel		Michael Jensen	
		Mehrnoosh Mojalali	

3. Approval of Minutes--see draft minutes for September 2, 2021, at: <http://venicenc.org/land-use-committee.php>

4. LUPC members to declare any conflicts of interest or ex-parte communications relating to items on this meeting's agenda

5. Chair's Report

6. CNC Reports- All projects that have been filed in Venice

Addresses:

22 East Paloma- Already Heard

2412 South Frey

846 West Dixon

320 East Sunset (CUP REQUEST)

321 East Venice Way

1801 South Penmar- Heard but will come back to LUPC

846 East Millwood Avenue

641 East Flower

317 East Venice Way

701 South Lincoln (CUP REQUEST)

All CUPs will be heard at LUPC

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25222>

7. General Public Comment on non-agendized items related to Land Use and Planning - 15 minutes

8. Land Use Attorney Sabrina Venskus to present

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## 9. CASES FOR REVIEW

A. Case: DIR-2021-6159-CDP-MEL  
City Hearing: TBD  
Address: 707 Crestmoore  
LUPC Staff: Mehrnoosh Mojalali  
Applicant:  
Representative: Jared Johnson [jared@howardrobinson.net](mailto:jared@howardrobinson.net)  
City Staff [ira.brown@lacity.org](mailto:ira.brown@lacity.org); [Jason.douglas@lacity.org](mailto:Jason.douglas@lacity.org)  
Case Description:

- Conversion of existing detached recreation room & storage to an accessory dwelling unit (ADU). No new height or floor area proposed.

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25206>  
<https://www.venicenc.org/ncfiles/viewCommitteeFile/25205>  
<https://www.venicenc.org/ncfiles/viewCommitteeFile/25207>

Public Comment & possible action/motion

B. Case: ZA-2014-4079-CDP-CUB-SPP-PA1 ENV-2020-7929-CE  
City Hearing:  
Address: 218 Main Street  
LUPC Staff: Michael Jenssen  
Applicant:  
Representative: Jesse Feldman- [tex@cheztex.com](mailto:tex@cheztex.com)  
City Staff [Jason.douglas@lacity.org](mailto:Jason.douglas@lacity.org)  
Case Description:

- The continuation of a conditional use permit to allow the sale of beer and wine for on site consumption to an existing 1257 sq ft café with 29 interior seats operating from 6am to Midnight Sunday through Wednesday, and 6am to 1am Thursday through Saturday.

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25209>  
<https://www.venicenc.org/ncfiles/viewCommitteeFile/25223>

Public Comment & possible action/motion

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### C. WRAC MOTIONS

#### 1.

Proposed by Jay Handal/WRAC LUPC on May 17, 2021

Passage deadline: October 20201

Passed by

- Bel Air-Beverly Crest Neighborhood Council (Modified Version)
- West LA-Sawtelle Neighborhood Council
- Westside Neighborhood Council
- Westwood Neighborhood Council

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25212>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25211>

#### Motion:

The Westside Regional Alliance of Councils requests that the City Council direct City Attorney Mike Feuer to provide a legal opinion as to whether or not the City Planning Department and commissions have the legal right under State and City laws and ordinances to consider the financial interest of the developer when considering entitlements.

#### Public Comment:

**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 213.473.5391.

**PUBLIC ACCESS OF RECORDS:** *In compliance with Government Code section 54957.5 the agenda and non-exempt writings that are distributed to a majority or all of the board members in advance of regular and special meetings may be viewed at Beyond Baroque (681 Venice Blvd), the Venice Library (501 S. Venice Blvd), and the VNC website (<http://www.venicenc.org>), or at the scheduled meeting. For a copy of any record related to an item on the agenda, please contact [communications@venicenc.org](mailto:communications@venicenc.org). 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)*

**PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS:** The public is requested to fill out a "Speaker Card" to address the VNC Land Use & Planning Committee on any agenda item before it 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

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agenda that are within the Neighborhood Council jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Neighborhood Council 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 Neighborhood Council 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 [secretary@venicenc.org](mailto:secretary@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 AMERICANS 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 Melissa Diner, Secretary, at (310) 421-8627 or email [secretary@venicenc.org](mailto:secretary@venicenc.org).

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**COMMUNITY IMPACT STATEMENTS (CIS):** Any Board action with a City Council File # may result in the issuance of a CIS. ALL AGENDA TIMES ARE APPROXIMATE AND SUBJECT TO CHANGE ON THE NIGHT OF THE MEETING.