



Venice Neighborhood Council

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



Land Use and Planning Committee

DATE: Thursday October 28, 2021

TIME: 7:00 pm – 11:00 pm

You are invited to a Zoom webinar.

When: Oct 28, 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/86586114794>

Or One tap mobile :

US: +16699006833,,86586114794# or +12532158782,,86586114794#

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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
312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or 877 853 5257 (Toll
Free) or 888 475 4499 (Toll Free) or 833 548 0276 (Toll Free) or 833 548
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Webinar ID: 865 8611 4794

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Alternatively, you may submit public comment via email in advance to chair-lupc@venicenc.org and
LUPC@venicenc.org

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AGENDA ITEMS

1. Call to Order

2. Roll Call

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 October 14, 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. City Early Notification Reports

24 East 18th Avenue

717 South 7th Avenue

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25588>

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

8. Presentation by Eric Vogler regarding dewatering

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9. CASES FOR REVIEW

- A. Case: DIR-2020—6145-CDP-MEL ENV-2020-6146-CE
City Hearing: TBD
Address: 2330 South Cloy Avenue
LUPC Staff: Mehrnoosh Mojallali
Applicant: Benjamin Ballentine. ben@ballentinearchitects.com
Representative: Danielle Shafner. Danielle@ballentinearchitects.com
City Staff Bindu.Kannan@lacity.org, Mike.Bonin@lacity.org, Jason.Douglas@lacity.org
Case Description:

- Demolition of an existing single family dwelling and construction of a new, 2,149 sq. ft. house with an attached 2 car garage

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25585>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25586>

Public Comment & possible action/motion

- B. Case: ZA-2021-632-CDP-CUB-SPP
City Hearing: October 27
Address: 671 Rose Avenue (Groundworks)
LUPC Staff: Barry Cassily
Applicant: Carol Gleicher
Representative: Andrew Yapp, Southern California Land Use
City Staff Juliet.Oh@lacity.org, Sienna.Kuo@lacity.org, Mike.Bonin@lacity.org,
Jason.Douglas@lacity.org

Case Description:

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

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25587>

Public Comment & possible action/motion

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C.

Case: ZA-2021-7532-CUB and ENV-2021-7535-CE
City Hearing: TBD
Address: 320 Sunset Boulevard--Gjusta
LUPC Staff: Michael Jensen and Lauren Siegel
Applicant: Fran Camaj, Gjelina Group
Representative: Laurette Healy laurette@citylanduse.com
City Staff: Elizabeth.Gallardo@lacity.org, Mike.Bonin@lacity.org,
Jason.Douglas@lacity.org

Case Description:

- A CUP for the sale and service of a full line of alcohol for onsite consumption with an existing bakery/retail/restaurant

Public Comment & possible action/motion

10. STAKEHOLDER MOTIONS

A. CO-LIVING BUSINESSES IN RESIDENTIAL NEIGHBORHOODS

Sponsored by: EVNA and Steve Williams

Whereas there has been a proliferation of “co-living” businesses in Venice’s residential neighborhoods that are not a permitted use of the zone.

Whereas these "co-living" businesses are violating their certificate of occupancy and the terms and conditions of their coastal development permits and building permits.

Whereas such “co-living” businesses generally do not provide parking for the residents and in fact sometimes convert existing parking to group activity or dwelling rooms, eliminating all parking on the site.

Whereas the impact of insufficient parking for these operations has a significant adverse impact on off-street parking in the surrounding neighborhoods, impacting both residents and visitors.

Whereas in some cases these businesses put bunkbeds in front of windows that are required by code to remain accessible for emergency exit purposes.

Whereas the number of people living in these operations far exceeds the intent of the health, safety, and welfare regulations that protect both the persons residing in the facility and the neighborhood.

Whereas due to the numbers of occupants at any one time and also due to group activities and classes at these businesses there are issues with noise and other nuisances.

Whereas "co-living" is known as a very profitable business model and these "co-living" business operators are violating the law with impunity, for their own significant profit.

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Whereas “co-living” is not a residential use as residents occupy the house under more than one lease.

Whereas a "co-living" operation is a commercial business and must be regulated as a business, including a requirement for licensing.

Whereas some of these facilities are run like college dormitories.

Whereas “co-living" operations can attract transient use and are managed similar to hotels.

Whereas commercial businesses and transient types of occupancy are not allowed to operate in most residential neighborhoods.

Whereas “co-living" businesses usually allow for stays of 30 days or less, which is a violation of the City’s Home Sharing Ordinance (HSO).

Whereas the significantly increased intensity of use from single- or multi-family dwelling, as the case may be, to a "co-living" use, places significant new demands on the aging water, sewer, and other infrastructure systems.

Whereas there is a City Council Motion (CF 21-0665), approved on September 15, 2021, instructing the Planning Department, in consultation with the Department of Building and Safety, and the City Attorney, to prepare and present an ordinance that defines "co-living" residential facilities as an enumerated use with corresponding zones of the City where they can locate:

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=21-0665>

Whereas the fact that “co-living” businesses are currently under review by the City with respect to where they can locate does not allow for those operators to violate other effective codes, ordinances or permit requirements.

Therefore, the Venice Neighborhood Council requests that, while the proposed ordinance is pending, which could be a very long time, the City order "co-living" business operators to comply with existing applicable laws/codes, including but not limited to prohibiting any rentals for 30 days or less, as required by the HSO, strictly enforcing building and safety code requirements such as the accessibility of window safety exits, restoring parking where it has been eliminated for purposes of the “co-living” operation, enforcing noise and other quality of life ordinances, and assuring that the operations are in compliance with all health, safety, and welfare regulations.

This request will be submitted in the form of a community impact statement to Council File 21-0665 with copies to Mike.Bonin@lacity.org, Jason.Douglas@lacity.org.

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25601>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25602>

Public Comment & possible action/motion

11. Meeting Adjourned

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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 213.473.5391.

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. 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*

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 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, 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 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.

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.

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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.