



# 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)



**Please Note New Start Time  
6:00pm**

## Land Use and Planning Committee

DATE: Thursday November 11, 2021 TIME: 6:00 pm – 11:00 pm

You are invited to a Zoom webinar.  
When: Nov 11, 2021 06:00 PM Pacific Time (US and Canada)  
Topic: LUPC

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87282261537>

Or One tap mobile :

US: +16699006833,,87282261537# or +13462487799,,87282261537#

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 888 475 4499 (Toll  
Free) or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853  
5257 (Toll Free)

Webinar ID: 872 8226 1537

International numbers available: <https://us02web.zoom.us/j/87282261537>

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

Name	Present	Name	Present
Alix Gucovsky, Chair	x	Matthew Royce	
Barry Cassily	x	Chris Plourde	x
Corrine Baginski	x	Andrew Mika	In at 6:18
Lauren Siegel	x	Michael Jensen	x
		Mehrnoosh Mojalali	x

3. Approval of Minutes--see draft minutes for October 14, and October 28 2021, at:  
<http://venicenc.org/land-use-committee.php>

Michael Jensen motion to approve the minutes/Lauren Siegel seconds  
7-0-0

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

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## 7. CASES FOR REVIEW

- A. Case: ZA-2021-632-CDP-CUB-SPP  
City Hearing: October 27  
Address: 671 Rose Avenue (Groundworks)  
LUPC Staff: Barry Cassily/ Corinne Baginski  
Applicant: Carol Gleicher  
Representative: Andrew Yapp Southern California Land Use  
City Staff: Juliet Oh [Juliet.Oh@lacity.org](mailto:Juliet.Oh@lacity.org), Sienna Kuo [Sienna.Kuo@lacity.org](mailto:Sienna.Kuo@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:

- 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/25730>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25798>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25799>

### Public Comment & possible action/motion

Barry Motion/Michael seconds

The Venice Neighborhood Council recommends approval of the project as presented with the following condition :

1. **Hours of loading and unloading to be limited per LAMC ordinance No. 166,514. See below.**
2. **Hours of operation of the restaurant to match the most typical hours of operation of the other restaurants along Rose Corridor.**

### **SEC. 114.03. VEHICLES – LOADING AND UNLOADING.**

**(Amended by Ord. No. 166,514, Eff. 1/24/91.)**

(a) It shall be unlawful for any person, between the hours of 10:00 p.m. and 7:00 a.m. of the following day, to load or unload any vehicle, or operate any dollies, carts, forklifts, or other wheeled equipment, which causes any impulsive sound, raucous or unnecessary noise within 200 feet of any residential building.

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Motion carries 7-0-1 Andrew Mika abstains as he came in late to meeting and did not hear  
The entire conversation.

B.

Case: ENV-2021-7535-CE-ZA-2021-7532-CUB  
City Hearing: TBD  
Address: 320 Sunset Boulevard Gjusta  
LUPC Staff: Michael Jensen and Lauren Siegel  
Applicant: Fran Camaj  
Representative: Laurette Healy [laurette@citylanduse.com](mailto:laurette@citylanduse.com)  
City Staff: Mike Bonin [mike.bonin@lacity.org](mailto: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

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25738>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25742>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25746>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25737>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25741>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25745>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25740>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25744>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25739>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25743>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25747>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25735>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25733>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25731>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25749>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25775>

### Public Comment & possible action/motion

Lauren motion/Michael seconds

The Venice Neighborhood Council recommends approval of the project as presented.

8-0-0

C

Case: DIR-2021-7983-CDP-MEL-ENV-2021-7984-CE  
City Hearing:  
Address: 846 Milwood  
LUPC Staff: Corinne Baginski  
Applicant: Nicole Kyleen Neuburger  
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@lacity.org

### Case Description:

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Email: Chair-[LUPC@VeniceNC.org](mailto:LUPC@VeniceNC.org)

- A major remodel and addition to an existing single family dwelling and the construction of a new attached ADU

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25750>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25751>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25774>

Public Comment & possible action/motion

Chris Plourde motion/Corinne Baginski seconds

The Venice Neighborhood Council recommends approval of the project as presented  
8-0-0

D.

Case: ENV-2021-7230-CE ZA-2021-7229-ZAA  
City Hearing:  
Address: 644-650 Sunset  
LUPC Staff: Mehrnoosh Mojallali  
Applicant: Michael J Ullman Trustee of the Worley Revocable Living Trust  
Representative: Tony Russo [tony@crestrealestate.com](mailto:tony@crestrealestate.com)  
City Staff: Sienna Kuo [sienna.kuo@lacity.org](mailto:sienna.kuo@lacity.org) Mike Bonin [mike.bonin@lacity.org](mailto:mike.bonin@lacity.org)  
Jason Douglas [Jason.p.Douglas@lacity.org](mailto:Jason.p.Douglas@lacity.org)

Case Description:

- Relief for over in height fence, including 8'-0" fence and 8'-0" gate in the required 15 foot front yard setback and 16'-0" landscaping in the SY setback in lieu of the 3'6" FY setback and 8' in SY

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25754>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25753>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25757>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25756>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25755>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25801>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25752>

Public Comment & possible action/motion

Lauren motion/Barry seconds

The Venice Neighborhood Council recommends denial of the project as presented.  
8-0-0

Alix passes gavel to Michael Jensen

E.

Case: DIR-2021-6788-CDP-MEL-ENV-2021-6789-CE  
City Hearing:  
Address: 2433 Bryan  
LUPC Staff: Chris Plourde  
Applicant: Nasim Yazdani  
Representative: John Hamilton

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Email: Chair-[LUPC@VeniceNC.org](mailto:LUPC@VeniceNC.org)

City Staff Sienna Kuo [Sienna.Kuo@lacity.org](mailto:Sienna.Kuo@lacity.org) Mike Bonin [mike.bonin@lacity.org](mailto:mike.bonin@lacity.org)  
Jason Douglas [Jason.p.douglas@lacity.org](mailto:Jason.p.douglas@lacity.org)

### Case Description:

- Coastal Development Permit for the interior remodel and 746 sq ft two (2) story addition to an existing one (1) story 1,271 sq. ft single family dwelling totaling 2,017 sq ft

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25761>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25767>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25768>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25769>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25770>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25771>

### Public Comment & possible action/motion

Chris Plourde motion/Andrew Mika seconds

Motion : The Venice Neighborhood Council recommends approval of the project as presented as a de minimus project.

7-0-0

F.

Case: DIR-2019-5782-CDP-MEL-SPP -ZA-2019-5783-ZAA

City Hearing:

Address: 40 23<sup>rd</sup> Avenue

LUPC Staff: Mehrnoosh Mojallali

Applicant: 40 23<sup>rd</sup> LLC Ridaa Murad

Representative: Miles Hess [miles@breakformdesign.com](mailto:miles@breakformdesign.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.p.douglas@lacity.org](mailto:Jason.p.douglas@lacity.org)

### Case Description:

- Demolition of two detached units and the construction, use and maintenance of a new 3 story 3, 498 SF duplex w/a roof deck and attached 2 car garage and 2 car covered carport.

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25762>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25763>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25764>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25765>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25766>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25802>

### Public Comment & possible action/motion

Lauren Motion/Corinne seconds

Motion to continue the project 7-0-0

8. 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](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 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.