



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 December 16, 2021 TIME: 7:00 pm – 11:00 pm

You are invited to a Zoom webinar.
When: Dec 16, 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/82325690582>

Or One tap mobile :

US: +16699006833,,82325690582# or +12532158782,,82325690582#

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 +1 312 626 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 0282 (Toll Free)

Webinar ID: 823 2569 0582

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IN CONFORMITY WITH THE SEPTEMBER 16, 2021 ENACTMENT OF CALIFORNIA ASSEMBLY BILL 361 (RIVAS) AND DUE TO CONCERNS OVER COVID-19, THE VENICE NEIGHBORHOOD COUNCIL LAND USE AND PLANNING MEETING WILL BE CONDUCTED ENTIRELY WITH A CALL-IN OPTION OR INTERNET-BASED SERVICE OPTION.

AB 361 Updates -

Public comment cannot be required to be submitted in advance of the meeting, only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council's control, the meeting must be recessed or adjourned.

Notice to Paid Representatives -

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et

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seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

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

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 November 11 2021, and December 9 2021, at:

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<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. General Public Comment on non-agendized items related to Land Use and Planning - 15 minutes
7. Presentation by USC Architecture students on Oakwood led by Christopher Jantzen
8. STAKEHOLDER MOTIONS

- A. Community Impact Statement in Support of Motion Setting Parameters of Development in the City of Los Angeles under SB9 Council File 21-1414
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=21-1414>

Submitted by : Mark Ryavec Venice Stakeholder's Association

Request: The Venice Neighborhood Council hereby submits this Community Impact Statement to the Los Angeles City Council's Planning and Land-Use Committee in Support of the Motion (Koretz/Blumenfield/Raman, below) to set parameters for development in the City of Los Angeles under Senate Bill 9

Submitted Motion PLANNING & LAND USE MANAGEMENT MOTION Senate Bill 9 (SB 9)-was signed into law on September 16, 2021, and will take effect on January 1, 2022. This bill requires local ministerial approval of a housing development of no more than two units in a single-family zone, the subdivision of a parcel zoned for residential use into two parcels (lot split), or both. In accordance with the spirit, intent, and statutory requirements of SB 9, it is important that the City of Los Angeles' memorandum and forthcoming ordinance establish basic precepts applicable to all SB 9 projects, including, but not limited to:

- Objective Zoning/Subdivision/Design Standards. SB9 authorizes the City to impose objective zoning standards, objective subdivision standards, and objective design review standards applicable to structures and parcels created by an urban lot split that do not conflict with this section or preclude the construction of two 800 square foot minimum housing units. Accordingly, all such existing objective City standards shall apply to SB 9 projects, in addition to any additional objective standards that the City may adopt.

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- **Maximum of Four Units and Two Lots.** SB 9 obligates the City to allow two units per lot, and one lot split, for a total of four units and a total of two lots (parcels). The City is not required and shall not allow any additional units or structures (such as ADUs), nor any further lot splits, on any parcel that has been split once and on which four units have been approved.
 - **Parking.** SB9 allows the City to choose to require parking consistent with the terms of SB9. Accordingly, the City shall require off-street parking of one space per unit, unless the parcel is located within one-half mile walking distance of either a high-quality transit corridor, as defined in subdivision (b) of Section 21155 of the Public Resources Code, or a major transit stop, as defined in Section 21064.3 of the Public Resources Code or there is a car share vehicle located within one block of the parcel.
 - **Setbacks.** SB 9 allows the City to choose to require setbacks consistent with the terms of SB9. Accordingly, the City shall require setbacks of up to four feet from the side and rear lot lines in all SB 9 projects and circumstances that are not expressly exempted from such a requirement by SB9.
 - **Applicant Residency.** SB9 requires every applicant to provide an affidavit confirming that the applicant intends to reside in one of the SB9 units for three years, unless the applicant is a community land trust or a qualified non-profit developer. To fulfill this obligation, the City shall require the applicant to sign and record an affidavit placing a covenant that will run with the land to confirm that the applicant intends to reside in one of the SB 9 units for three years from the City's grant of the application where a unit already exists, or, if no unit then exists, for three years from the City's issuance of the unit's Certificate of Occupancy.
 - **Exemptions.** SB 9 exempts sites designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance and retains the protections of the California Coastal Act. Additionally, there should be a consideration for sensitive areas such as hillside areas with substandard streets, wildlife corridors, habitat blocks, natural resource protection plans, and very high fire severity zones.
 - **Unavoidable Adverse Impacts.** SB9 authorizes the City to deny a project upon written findings, based on a preponderance of the evidence, that the project will have a specific, adverse impact upon public health and safety or the physical environment for which there is no feasible method to mitigate or avoid, and may deny a project if an unavoidable adverse impact is identified.
- I THEREFORE MOVE that the City Council instruct the Planning Department and Department of Building and Safety, with assistance from the City Attorney and members of the subdivision committee, to prepare a memorandum prior to December 31, 2021, that shall be used by all Departments and agencies until such time as a local implementation ordinance is adopted inclusive of the above-mentioned precepts;
- I FURTHER MOVE that the City Council instruct the Planning Department, with the assistance of the subdivision committee, to recommend objective

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standards for specified geography to maintain unique needs for lot design and midpoint width, parking, limits on total dwelling units on substandard streets, and when the development fails to comply with LAMC 12.21-C1(g).

I FURTHER MOVE that the City Council instruct the Planning Department, as part of SB9 implementation, to develop recommendations on changes in grade, adjustments to building pads, hauling, private streets providing frontage and access for parcels other than those created by lot splits, and the removal of protected and desirable trees without replacement;

I FURTHER MOVE that the City Council instruct the Planning Department to prepare a report to clarify exemptions for high-fire hazard severity zones, protected species' habitats, horse keeping, substandard roadways, and/or other geographic areas as determined for which the implementation of SB 9 would result in a specific, adverse impact; and

I FURTHER MOVE that the City Council instruct the Planning Department, with the assistance of the City Attorney and the Department of Building and Safety, to begin developing a work program for the preparation of the implementation ordinance for SB 9

<https://www.venicenc.org/ncfiles/viewCommitteeFile/26173>

Public Comment and Possible Motion:

9. Meeting Adjourned

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*

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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.

PUBLIC ACCESS OF RECORDS: In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the Board in advance of a meeting may be viewed at our website: www.venicenc.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact Melissa Diner, Secretary, at (310) 421-8627 or email secretary@venicenc.org.

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.**