



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 | www.VeniceNC.org

Email: Board@VeniceNC.org



Land Use and Planning Committee

Joint With

Board of Officers

Regular Meeting Agenda

Thursday April 7, 2022 | Start Time: 07:00 PM

[Draft Minutes]

You are invited to a Zoom webinar.

When: Apr 7, 2022 07:00 PM Pacific Time (US and Canada)

Topic: LUPC

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87474539999>

Or One tap mobile :

US: +16699006833,,87474539999# or +13462487799,,87474539999#

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
312 626 6799 or +1 929 205 6099 or +1 301 715 8592 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: 874 7453 9999

International numbers available: <https://us02web.zoom.us/j/87474539999>

1. INTRODUCTION AND RULES

Translation Services: Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Secretary@VeniceNC.org para avisar al Concejo Vecinal.

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 MEETING WILL BE CONDUCTED ENTIRELY WITH A CALL-IN OPTION OR INTERNET-BASED SERVICE OPTION.

Every person wishing to address the Board must dial telephone number listed above, and enter the above Meeting Id number and then press # to join the meeting. When prompted by the presiding officer, to provide public input at the Neighborhood Council meeting the public will be requested to dial *9 or use the Raise Hand option, to address the Board on any agenda item before the Board takes an 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 Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board 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



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Board meeting. Public comment is limited to one (1) minute per speaker, unless adjusted by the presiding officer of the Board.

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. Version October 13, 2021. Any messaging or virtual background is in the control of the individual board member in their personal capacity and does not reflect any formal position of the Neighborhood Council or the City of Los Angeles.

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, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least three (3) business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org.

Public Posting of Agendas - Neighborhood Council agendas are posted for public review as follows:

1. Beyond Baroque, 681 Venice Blvd., Venice, CA 90291
2. www.VeniceNC.com
3. You can also receive our agendas via email by subscribing to L.A. City's Early Notification System (ENS)

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 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.

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, Secretary@VeniceNC.org. Reconsideration and Grievance Process - For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website www.VeniceNC.org.

Virtual Meeting Rules

1. Raise your hand (or when accessing by telephone, press *9) if you have a public comment only when we get to that specific item.
2. After you speak, please lower your hand.
3. All panelists (committee members) and attendees (public) will be muted until the administrator unmutes you for comment.
4. Board members will get one chance to speak for a max of two (2) minutes per item.
5. Public comment will be limited to one comment for one (1) minute per item.
6. Please do not raise your hand more than once per item.



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- 7. Raise your hand at the start of the items you want to speak on. We will then close public comment and announce the last person to speak a few minutes after the start of the item.
- 8. No ceding your time to others will be allowed.
- 9. The meeting is being video and audio recorded.
- 10. The public will be able to listen and speak but their video will be disabled.

All presenters that have items to present should send them to Chair-LUPC@VeniceNC.org to have them shared with the meeting. Keep a copy of them on your desktop as a backup.

2. CALL TO ORDER

3. ROLL CALL

<input checked="" type="checkbox"/> Corinne Baginski	<input checked="" type="checkbox"/> Barry Cassilly	<input type="checkbox"/> Andrew Mika
<input checked="" type="checkbox"/> Lauren Siegel	<input type="checkbox"/> Matthew Royce	<input checked="" type="checkbox"/> Mehrnoosh Mojallali
<input type="checkbox"/> Chris Plourde	<input checked="" type="checkbox"/> Michael Jensen	<input type="checkbox"/> (Vacant Seat)

4. APPROVAL OF MINUTES

A. MINUTES FROM 3/3/22 LUPC MEETING

Draft Minutes available at: <https://www.venicenc.org/ncfiles/viewCommitteeFile/29141>

Approved. LS, CB (5-0-0)

5. DECLARATION OF CONFLICTS OF INTEREST OR EX PARTE COMMUNICATIONS

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

6. CHAIR’S REPORT

A. COMMITTEE VACANCY - APPLICATION AVAILABLE AT LUPC HOME

PAGE: [HTTPS://WWW.VENICENC.ORG/LUPC](https://www.venicenc.org/lupc)

LUPC has one open committee seat that will be selected by the VNC Board at its April meeting. Applications are **due by 5:00 p.m. on April 13, 2022**. Applications may be returned by email to Chair-LUPC@VeniceNC.org, Rules@VeniceNC.org, and Secretary@VeniceNC.org or by mail to: Venice Neighborhood Council, P.O. Box 550, Venice, CA 90294.

DIRECT LINK TO APPLICATION:

[HTTPS://WWW.VENICENC.ORG/COMMITTEES/VIEWCOMMITTEEFILE/239](https://www.venicenc.org/committees/viewcommitteefile/239)



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B. PLANNING DEPARTMENT PRESENTATION ON APRIL 14, 2022 - SPECIAL MEETING FOR PRESENTATION FROM PLANNING DEPARTMENT REGARDING COMMUNITY PLAN PROGRESS

7. GENERAL PUBLIC COMMENT

Public comment is limited to one (1) minute per speaker with a total comment time not to exceed twenty (20) minutes, unless adjusted by the presiding officer. No comment on items appearing on the Agenda are permitted. No committee member announcements are permitted.

8. EARLY NOTIFICATION SYSTEM REPORT (“CNC REPORT”) NEW FILINGS TO BE ASSIGNED TO STAFF

Address	Filings Date	Case No.	Description	LUPC Staff
10 E Washington Blvd	2/3/2022	APCW-2022-792-SPE-CDP-CUB-ZV-SPP	ADDITION OF A 623 SQ FT UNCOVERED OUTDOOR DINING AREA TO EXISTING RESTAURANT LOCATED IN THE VENICE COASTAL ZONE ZONED C4-1.	MM
1656 Abbot Kinney	3/1/2022	TT-72841-REV-2A-EXT	TT FOR REVERSION TO ACREAGE & COASTAL DEVELOPMENT PERMIT	MJ
2308 Pisani Place	2/1/2022	CPC-2022-724-CDP-MEL-SPP-DB-HCA	DEMOLISH (3) DUPLEX STRUCTURES AND CONSTRUCT 8 RESIDENTIAL CONDOMINIUM UNITS UTILIZING ON AND OFF MENU DENSITY BONUS	BC
2801 Ocean Ave	1/24/2022	DIR-2022-506-CDP-MEL	GARAGE CONVERSION INTO 365 SQ.FT ADU; NEW LIVING ROOM; KITCHEN AND BATHROOM	LS
3705 S. Esplanade	3/2/2022	DIR-2022-1428-CDP	916 SF THIRD FLOOR ADDITION AND NEW ROOFDECK ABOVE EXISTING SECOND STORY.	BC
418 S. Grand Blvd	1/4/2022	DIR-2022-34-CDP-MEL	COASTAL DEVELOPMENT PERMIT FOR NEW 1,452 SQFT SINGLE FAMILY DWELLING WITH ATTACHED GARAGE	AM
428 E 28th Ave	3/11/2021	DIR-2021-2003-CDP-MEL	COASTAL DEVELOPMENT PERMIT WITH MELLO ACT COMPLIANCE TO REMODEL/ADDITION TO AN EXISTING SINGLE FAMILY DWELLING (2,016 SF) AND CONSTRUCTION OF A NEW ATTACHED ACCESSORY DWELLING UNIT (ADU)	CP
709 E Brooks Ave	3/16/2022	DIR-2019-6455-CDP-MEL-1A; AA-2019-6453-PMLA-SL-1A	DEMOLITION OF TWO EXISTING SFDS AND NEW CONSTRUCTION OF TWO SMALL LOT UNIT	MR

9. CONSENT CALENDAR FOR DE MINIMUS PROJECTS

A. REQUEST VNC PRESIDENT ISSUE DE MINIMUS FORM LETTER FOR BELOW CASES:

Address	Filing Date	Case No.	Description	Applicant Rep	LUPC Staff
127 E Galleon St	12/17/21	DIR-2021-10374-CDP-MEL; ADM-2022-164-VSO-ADU	CONVERSION/ CHANGE OF USE OF EXISTING 347 SF 1ST FLOOR RECREATION ROOM TO AN		LS



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			ACCESSORY DWELLING UNIT.(CDP-COASTAL DEVELOPMENT PERMIT)	
2340 S. Beach Ave	2/2/22	ADM-2022-737-VSO-ADU; DIR-2022-735-CDP-MEL	NEW 460 SQ. FT. DETACHED ADU	MJ
2410 S. Grand	11/18/21	DIR 2021 9496 CDP	RENOVATION AND ADDITION TO EXISTING SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE	MJ

2410 S. Grand removed (case is being heard below)

10. CASES FOR REVIEW/PUBLIC HEARING

A. 1201 ABBOT KINNEY

Address:	1201 S. Abbot Kinney
Applicant:	Abs/Blatteis / 1201 Abbot Kinney, LLC
LUPC Staff:	Michael Jensen
Case Number(s):	DIR-2021-9140-CDP; ENV-2021-9141-CE
Representative:	Veronique Trimble
Description:	Change of use from bar to retail in the Venice Coastal Zone
LUPC Staff Report:	https://www.venicenc.org/ncfiles/viewCommitteeFile/29270
Link to Planning Case:	https://planning.lacity.org/pdiscaseinfo/caseid/MjUyMjEy0
Motion:	LUPC recommends approval of the project, as presented.
Maker / Second	LS / CB
Vote:	Yea: 5 / Nay: 0 / Abstain: 0 / Recuse: 0 / Ineligible: 0

B. 2410 S. GRAND

Address:	2410 S. Grand Canal
Applicant:	Ramzik Davoudian and Jeffrey M. Hoffman
LUPC Staff:	Chris Plourde



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Case Number(s):	DIR-2021-9496-CDP
Representative:	Austin Peters and Ngoc Thē Tran
Description:	RENOVATION AND ADDITION TO EXISTING SINGLE-FAMILY RESIDENCE WITH ATTACHED GARAGE
LUPC Staff Report:	https://www.venicenc.org/ncfiles/viewCommitteeFile/29267
Link to Planning Case:	https://planning.lacity.org/pdiscaseinfo/caseid/MjUyNTc20
Motion:	LUPC recommends approval of the project, as presented, subject to clarification as to whether the new third floor balcony complies with the Venice Specific Plan.
Maker / Second	BC / LS
Vote:	Yea: 5 / Nay: 0 / Abstain: 0 / Recuse: 0 / Ineligible: 0

C. 209 WINDWARD (VENICE CUCINA)

Address:	209 E. Windward Ave.
Applicant:	Sascha A Tohidi
LUPC Staff:	Michael Jensen
Case Number(s):	APCW-2019-6284-SPE-CUB-ZV-SPP-CDP
Representative:	
Description:	CDP TO ALLOW CHANGE OF USE, SPE AND SPP TO PERMIT 0 PARKING, CUB TO ALLOW FULL LINE OF ALCOHOL
LUPC Staff Report:	https://www.venicenc.org/ncfiles/viewCommitteeFile/29281
Link to Planning Case:	https://planning.lacity.org/pdiscaseinfo/caseid/MjMzMTA20
Motion:	LUPC recommends denial of the project unless Applicant engages with VNC/LUPC process. Continued to April 28, 2022



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Maker / Second	/
Vote:	Yea: / Nay: / Abstain: / Recuse: / Ineligible:

D. 701 LINCOLN (VENICE LOKAL)

Address:	701 Lincoln
Applicant:	Welly Effendy, Lokal Venice Inc
LUPC Staff:	Chris Plourde/Michael Jensen
Case Number(s):	ZA-2021-8202-CUB
Representative:	Alex Woo
Description:	A CUP FOR THE SALE AND SERVICE OF BEER & WINE FOR ONSITE CONSUMPTION WITH AN EXISTING RESTAURANT
LUPC Staff Report:	https://www.venicenc.org/ncfiles/viewCommitteeFile/29277
Link to Planning Case:	https://planning.lacity.org/pdiscaseinfo/caseid/MjUxMjQ10
Motion:	LUPC recommends approval of the project, as presented.
Maker / Second	BC / LS
Vote:	Yea: 6 / Nay: 0 / Abstain: 0 / Recuse: 0 / Ineligible: 0

11. MEETING ADJOURNED