



# Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 | [www.VeniceNC.org](http://www.VeniceNC.org)

Email: [Board@VeniceNC.org](mailto:Board@VeniceNC.org)



## Land Use and Planning Committee

Joint With

Board of Officers

### Regular Meeting Agenda

You are invited to a Zoom webinar.

When: Apr 28, 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/82125219931>

Or One tap mobile :

US: +16699006833,,82125219931# or +13462487799,,82125219931#

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 +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 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: 821 2521 9931

International numbers available: <https://us02web.zoom.us/j/82125219931>

## 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](mailto: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 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



# Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 | [www.VeniceNC.org](http://www.VeniceNC.org)

Email: [Board@VeniceNC.org](mailto:Board@VeniceNC.org)



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](mailto: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](http://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](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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](http://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](mailto: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](http://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.
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.



# Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 | [www.VeniceNC.org](http://www.VeniceNC.org)

Email: [Board@VeniceNC.org](mailto:Board@VeniceNC.org)



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

## 4. APPROVAL OF MINUTES

### A. MINUTES FROM 4/14/22 LUPC MEETING

Draft Minutes available at:

<https://www.venicenc.org/assets/documents/5/meeting625f6c7802076.pdf>

## 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. 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.

## 7. CNC Report

App. Date	Case Number	Address	Description	Staff
03/29/22	DIR-2019-262-CDP-MEL-AMDT1	1008 S Oakwood Ave	TO MODIFY THE DESIGN OF THE SFD AND PROPOSE THE MAXIMUM BUILDING HEIGHT OF 29'-2' AS MEASURED FROM THE CENTER LINE.	
04/08/22	ZA-2022-2418-F; ENV-2022-2419-CE	621 E California Ave	WALL HEDGE VARINACE FOR EXISTING 6'-6" TALL FENCE AND 8' TALL HEDGE IN FRONT YARD.	



# Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 | [www.VeniceNC.org](http://www.VeniceNC.org)

Email: [Board@VeniceNC.org](mailto:Board@VeniceNC.org)



## 8. De Minimus Cases

Address	Case No.	Description	LUPC Staff
426 S Venice Blvd	DIR-2022-1148-CDP-MEL; ADM-2022-1150-VSO-ADU	COASTAL DEVELOPMENT PERMIT AND MELLO ACT COMPLIANCE REVIEW FOR CONVERSION OF EXISTING RECREATION ROOM TO ADU. NO CHANGE IN HEIGHT OR FLOOR AREA.	MJ
5101 S Pacific	ADM-2022-2059-VSO-ADU; DIR-2022-2057-CDP-MEL-HCA	THE CONVERSION OF A PORTION OF AN EXISTING THREE-UNIT APARTMENT BUILDING INTO AN ACCESSORY DWELLING UNIT.	MJ
431 E 28th Ave	DIR-2021-2003-CDP-MEL; ADM-2021-2005-VSO-ADU	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)	MJ
2412 Frey	DIR-2021-7388-CDP-MEL; ADM-2021-8144-VSO	DEMOLITION OF AN (E) SFD AND GARAGE AND CONSTRUCTION OF NEW 2,821 SQ. FT. SINGLE FAMILY DWELLING WITH ATTACHED GARAGE.	BC

## 9. Cases

### A. 209 WINDWARD

<b>Address:</b>	209 E. Windward Ave.
<b>Applicant:</b>	Sascha A Tohidi
<b>LUPC Staff:</b>	Michael Jensen
<b>Case Number(s):</b>	APCW-2019-6284-SPE-CUB-ZV-SPP-CDP
<b>Representative:</b>	None
<b>Description:</b>	CDP TO ALLOW CHANGE OF USE, SPE AND SPP TO PERMIT 0 PARKING, CUB TO ALLOW FULL LINE OF ALCOHOL
<b>LUPC Staff Report:</b>	<a href="https://www.venicenc.org/ncfiles/viewCommitteeFile/29281">https://www.venicenc.org/ncfiles/viewCommitteeFile/29281</a>
<b>Link to Planning Case:</b>	<a href="https://planning.lacity.org/pdiscaseinfo/caseid/MjMzMTA20">https://planning.lacity.org/pdiscaseinfo/caseid/MjMzMTA20</a>



# Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 | [www.VeniceNC.org](http://www.VeniceNC.org)

Email: [Board@VeniceNC.org](mailto:Board@VeniceNC.org)



<b>Motion:</b>	LUPC recommends the VNC withhold support of this project denial of the project unless Applicant engages with VNC/LUPC process.
<b>Maker / Second</b>	/
<b>Vote:</b>	Yea: / Nay: / Abstain: / Recuse: / Ineligible:

## B. 709 BROOKS

<b>Address:</b>	709 Brooks
<b>Applicant:</b>	Wilshire View LLC
<b>LUPC Staff:</b>	Michael Jensen
<b>Case Number(s):</b>	DIR-2019-6455-CDP-MEL-1A
<b>Representative:</b>	None
<b>Description:</b>	DEMOLITION OF TWO EXISTING SFDS AND NEW CONSTRUCTION OF TWO SMALL LOT UNITS
<b>LUPC Staff Report:</b>	<a href="https://www.venicenc.org/assets/documents/5/meeting626746d49c949.pdf">https://www.venicenc.org/assets/documents/5/meeting626746d49c949.pdf</a>
<b>Link to Planning Case:</b>	<a href="https://planning.lacity.org/pdiscaseinfo/caseid/MjMzMjkw0">https://planning.lacity.org/pdiscaseinfo/caseid/MjMzMjkw0</a>
<b>Motion:</b>	LUPC recommends approval of the project as presented.
<b>Maker / Second</b>	/
<b>Vote:</b>	Yea: / Nay: / Abstain: / Recuse: / Ineligible:

## 10. PRESENTATION BY PLANNING DEPARTMENT REGARDING COMMUNITY PLAN, SPECIFIC PLAN, AND LOCAL COASTAL PROGRAM UPDATES

Presentation by City of Los Angeles Department of Planning.

Links to Planning Department Page Resources:

<https://planning.lacity.org/plans-policies/community-plan-area/venice>

<https://planning.lacity.org/plans-policies/community-plan-update/planning-westside>

<https://planning.lacity.org/plans-policies/community-plan-update/venice-local-coastal-program>



# Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 | [www.VeniceNC.org](http://www.VeniceNC.org)

Email: [Board@VeniceNC.org](mailto:Board@VeniceNC.org)



## 11. MEETING ADJOURNED