



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

When: Jun 30, 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/81459764629>

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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 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,



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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.
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.



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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 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"/> (Vacant Seat)	<input type="checkbox"/> Michael Jensen	<input type="checkbox"/> Jeff Martin

4. APPROVAL OF MINUTES

A. MINUTES FROM 5/26/2022 LUPC MEETING

Draft Minutes available at:

<https://www.venicenc.org/assets/documents/5/meeting62999e4934c5e.pdf>

Motion: Approve minutes from 5/26/2022

Maker / 2nd:

Vote:

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	Assig'd to
6/1/2022	ZA-2022-3829-CDP-MEL-ZAA-HCA	2428 McKinley	DEMO EXISTING 1 STORY, SFR AND REPLACE WITH A SFR 2 STORY	

8. DE MINIMUS CASES

LUPC recommends below cases be considered *de minimus* and VNC President issue letter to Planning Department and CD11. Cases will be put on VNC consent calendar.



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Address	Case No.	Description	LUPC Staff
2801 Ocean Ave	DIR-2022-506-CDP-MEL	GARAGE CONVERSION INTO 365 SQ.FT ADU; NEW LIVING ROOM; KITCHEN AND BATHROOM	Lauren

Motion: Approve cases as de minimus and send to VNC consent calendar.

Maker / 2nd:

Vote:

9. CASES

A. 585 VENICE BLVD.

Case No. ZA-2021-10671-CUB

Description: A CUP FOR THE SALE AND SERVICE OF BEER & WINE FOR OFF-SITE CONSUMPTION WITH AN EXISTING MARKET

Staff: Andrew Mika

Link to Staff Report:

<https://www.venicenc.org/assets/documents/5/meeting62ba294bb3ee1.pdf>

Planning Case: <https://planning.lacity.org/pdiscaseinfo/caseid/MjUzNzk50>

Motion: Approve project as presented.

Maker / 2nd:

Vote:

10. COUNCIL FILE: 14-0366-S33 - UNLICENSED COMMERCIAL CANNABIS BUSINESS ACTIVITY / PADLOCK ENFORCEMENT / CEASE AND DESIST

Motion

Despite the legalization of cannabis and cannabis-related activities, unlicensed cannabis businesses continued to proliferate and operate in the City. Unlicensed cannabis businesses undermine the ability of legal cannabis businesses to operate competitively and fairly in the City, as unlicensed cannabis businesses do not incur costs related to obtaining operating licenses. Additionally, the City will not realize the full potential of tax revenue generated from the regulated market if a significant number of illegal cannabis businesses continue to operate.

The City has adopted several enforcement actions in an effort to curb the operation of unlicensed cannabis businesses. In 2018, Councilmembers Harris-Dawson and Rodriguez introduced a Motion (C.F. 14-0366-S31) that lead to the adoption of an ordinance authorizing the Department of Building and Safety (DBS) to padlock, barricade, and fence property where unlicensed commercial cannabis activity occurs. The ordinance requires the issuance of a notice, and allows property owners or occupants to request an administrative hearing to have these protective devices removed from the property.

On October 5, 2021, the Council adopted Motion (Harris-Dawson - Rodriguez - Krekorian; C.F. 21-1007), which appropriated \$874,000 to the Department of Building and Safety (DBS) for the implementation of the padlock ordinance on approximately 120 properties where unlicensed cannabis activities are occurring. As of March 2022, approximately 15 padlock actions have been completed on unlicensed cannabis



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businesses. The DBS has indicated that there have been mixed results as it relates to getting the unlicensed businesses to remain closed. The unlicensed businesses have repeatedly broken the protective devices on their shops in order to resume business, leading the DBS and Police Department to revisit these businesses and lock them up again. Recently, at an illegal cannabis shop on West Florence Avenue that had been subject to repeated padlock actions, an incident occurred where an employee of the shop was robbed and shot outside the store. While we commend efforts by the LAPD, DBS, and other City departments, there needs to be increased efforts to secure these illegal shops. As the end of the current fiscal year approaches, the City needs to evaluate the progress of the padlock enforcement actions to date and determine the additional resources that will be needed for further actions.

I THEREFORE MOVE that the City Council instruct the Department of Building and Safety and Los Angeles Police Department to report on the status of the City’s padlock enforcement actions, including pending enforcement actions remaining in the fiscal year, resources that may be needed to complete the goal of securing all the illegal cannabis shops currently operating in the city, which LAPD estimates at 100, and any proposed adjustments to the padlock enforcement program in the upcoming fiscal year.

I FURTHER MOVE that the City Council request the City Attorney to issue cease and desist letters to unlicensed cannabis businesses that have been subject to padlock enforcement actions, along with any other civil actions towards permanently closing these businesses before they pose a greater public safety risk to the City’s residents.

I FURTHER MOVE that the City Council instruct the Department of Cannabis Regulation, with the assistance of the Chief Legislative Analyst, to report on best practices as it relates to cannabis enforcement measures against unlicensed cannabis businesses that other cities have in place

Motion: LUPC recommends VNC transmit letter in support of Motion.

Maker / 2nd:

Vote:

11. STATUS UPDATE ON CURRENT CASE ASSIGNMENTS

2818 S Clune Ave	2/24/2022	DIR-2022-1281-CDP-MEL; ADM-2022-1283-VSO	A DEMOLITION OF AN EXISTING SFD & GARAGE AND THE CONSTRUCTION OF A NEW 2-STORY SFD WITH A DETACHED 2-STORY GARAGE WITH AN ADU ON THE SECOND FLOOR.	Andrew
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	Andrew
10 E 30th Ave	12/10/2021	DIR-2021-10130-CDP-MEL-SPP	COASTAL DEVELOPMENT PERMIT, MELLO ACT REVIEW AND VENICE SPECIFIC PLAN REVIEW FOR AN ADU WITH ADDITIONS TO	Barry



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			A RESIDENCE AND ROOF DECK (DUAL JURISDICTION).	
2412 S Wilson	12/23/2021	ZA-2021-10696-ZAA-CDP-MEL	ADDITION TO AN (E) SFD, AND CONVERSION OF GARAGE TO JADU AND NEW 2 STORY ADU	Barry
511 E Rialto Ave	12/13/2021	DIR-2018-7536-CDP-MEL-AMDT1	Amendment to cdp for conversion and change of use for a ground floor adu. unable to provide additional parking space; maintain existing 10 on-site parking spaces located in single jurisdiction coastal zone.	Barry
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	Barry
3705 S. Esplanade	3/2/2022	DIR-2022-1428-CDP	916 SF THIRD FLOOR ADDITION AND NEW ROOFDECK ABOVE EXISTING SECOND STORY.	Corinne
24 E 18th	10/13/2021	DIR-2021-8582-CDP-SPP-MEL	Construction; use and maintenance of an accessory dwelling unit on top of an existing attached garage in the rear yard(CDP-COASTAL DEVELOPMENT PERMIT)	Jeff
931 E. Nowita	11/18/2021	DIR-2021-9513-CDP-SPP	REMODEL 978SF, SINGLE STORY SFR, NEW SECOND STORY ADDITION OF 730SF. FOR A TOTAL FLOOR AREA OF 2,025SF. BUILDING HEIGHT CHANGE FOM 14' TO 27'-1"IN THE R2-1 ZONE	Jeff
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)	Andrew
338 E Indiana Ave	1/25/2022	DIR-2021-10627-CDP-MEL-HCA; ADM-2021-10629-VSO	Construction of a new two-story duplex with 5 parking spaces (CDP-COASTAL DEVELOPMENT PERMIT)	Lauren



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653 E Sunset Ave	1/12/2022	DIR-2022-217-CDP-MEL; ADM-2022-218-VSO	New attached 977 sq ft adu; cut out of back portion of existing dwelling unit (duplex). (convert back portion of dwelling unit into adu); addition of stairs and one parking space for adu(CDP-COASTAL DEVELOPMENT PERMIT)	Lauren
2315-2317 S Oakwood	12/21/2021	AA-2021-10507-PMLA-SL; AA-2021-10525-PMLA-SL	DEMOLISH SFD AND CONSTRUCT 3 SFDS IN SMALL LOT DIVISION WITH 3 LOTS. PROPOSED 3 TOTAL SFDS. REQUESTING CDP, SPECIFIC PLAN ADJUSTMENT FOR HEIGHT, MELLO AND SB 330 COMPLIANCE	Corinne
647 East Westminster	12/10/2021	DIR-2021-10110-CDP-MEL; ENV-2021-10111-CE	New 774 square foot adu with roof deck(CDP-COASTAL DEVELOPMENT PERMIT)	Corinne
749 E Brooks Ave	3/16/2022	DIR-2019-6455-CDP-MEL-1A; AA-2019-6453-PMLA-SL-1A	A Coastal Development Permit to allow the demolition of a duplex and accessory structures, the subdivision of a 4,826 square-foot lot into two (2) new small lots, and the construction of two (2) three-story single-family dwellings with roof decks. A total of (5) parking spaces are provided, and the project is located in the Single Permit Jurisdiction Area of the Coastal zone; and a Mello Act Compliance Review for the demolition of two (2) Residential Units and construction of two (2) Residential Units in the California Coastal Zone.	Matt
1301 Abbot Kinney	4/6/2021	ENV-2020-5333-CE-1A; ZA-2015-1155-SPP-CDP-MEL-ZV-1A	Demo of an existing duplex and single family residence. the construction of a new 3-story building with retail and 3 artist in residence unit with roof deck; 2- subterranean parking and ada parking at (CE-CATEGORICAL EXEMPTION)	Mehrnoosh
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.	Mehrnoosh
1656 Abbot Kinney	3/1/2022	TT-72841-REV-2A-EXT	TT FOR REVERSION TO ACREAGE & COASTAL DEVELOPMENT PERMIT	Michael

12. MEETING ADJOURNED