



# 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)



## Meeting of the Land Use and Planning Committee

DATE: Thursday August 6, 2020 TIME: 7:00pm – 10:00 pm

IN CONFORMITY WITH THE GOVERNORS EXECUTIVE ORDER N-29-20 (MARCH 17, 2020) AND DUE TO CONCERNS OVER COVID – 19, THIS VENICE NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED ENTIRELY TELEPHONICALLY TO JOIN THE MEETING PLEASE USE THIS LINK

You are invited to a Zoom webinar.  
When: Aug 6, 2020 02:00 PM Pacific Time (US and Canada)  
Topic: VNC LUPC Webinar, Thursday, August 6, 2020, 7:00 p.m.

Please click the link below to join the webinar:

<https://zoom.us/j/98179858796>

Or iPhone one-tap :

US: +16699006833,,98179858796# or +12532158782,,98179858796#

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

Webinar ID: 981 7985 8796

International numbers available: <https://zoom.us/u/acjKb7RFhq>

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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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.

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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 213.978.1551.

PUBLIC ACCESS OF RECORDS: See last page.

PUBLIC COMMENT: See last page.

COMMUNITY IMPACT STATEMENTS: Any action taken by the Board may result in the filing of a related CIS

DISABILITY POLICY: See last page.

ALL AGENDA TIMES ARE APPROXIMATE AND SUBJECT TO CHANGE ON THE NIGHT OF THE MEETING.

### AGENDA ITEMS

1. Call to Order

2. Roll Call

Name	Present	Name	Present
Alix Gucovsky, Chair		Matthew Royce	
Barry Cassily		Chris Zonnas	
Tim Bonefeld		Shep Stern	
Daffodil Tyminski		Michael Jensen	
		Carlos Zubieta	

3. Approval of Minutes

see draft minutes for July 23rd 2020 at: <http://venicenc.org/land-use-committee.php>

4. Approval of Agenda

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

6. Chair's Report

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

8. CASES FOR REVIEW

(see project files for more detailed info at <http://venicenc.org/land-use-committee.php> )

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A.

Case: ZA-2013-1399-CUB-CDO

City Hearing

Address: BEVMO 4214 South Lincoln Boulevard

Applicant: MOBEV LLC Jam resources IIC Finally NN LLC

LUPC Staff: Daffodil Tyisnki

Representative: Eric Shabsis [eric@ericshabsis.com](mailto:eric@ericshabsis.com)> Greg Endom [endomg@bevmo.com](mailto:endomg@bevmo.com)

City Planner: [kevin.fulton@lacity.org](mailto:kevin.fulton@lacity.org)

[Jason.p.douglas@lacity.org](mailto:Jason.p.douglas@lacity.org) [mike.bonin@lacity.org](mailto:mike.bonin@lacity.org)

Case Description:

- Renewal of an existing CUB that was granted in 2014 for 7 years and expires in 2021.
- Proposed hours of operation 9am to 10pm
- BEVMO has been in compliance with its initial CUB issued in 2014

Public comment and possible action:

Motion

B.

Case: DIR-2019-5903-CDP-MEL

City Hearing June 15, 2020

Address: 815 Angelus Place

Applicant: Allison Fister

LUPC Staff: Tim Bonefeld

Representative: Laura Donovan Architecture [ld@lauradonovanarch.com](mailto:ld@lauradonovanarch.com)

City Planner: [kevin.fulton@lacity.org](mailto:kevin.fulton@lacity.org)

[Jason.p.douglas@lacity.org](mailto:Jason.p.douglas@lacity.org) [mike.bonin@lacity.org](mailto:mike.bonin@lacity.org)

Case Description:

- Demolition of a 1 story house and the construction of a new 3506 sq foot 2 story house with a roof deck and a garage.

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Public comment and possible action:

Motion

C.

Case: DIR-2020-1241-CDP, ZA-2020-1242-ZV-CUB  
City Hearing:  
Address: 202 South Main Street  
Applicant: Venice Wave LP, 1600 Venice LLC  
LUPC Staff: Matthew Royce  
Representative: Brian Silveira  
City Staff: Sienna Kuo [sienna.kuo@lacity.org](mailto:sienna.kuo@lacity.org) Jason Douglas [Jason.douglas@lacity.org](mailto:Jason.douglas@lacity.org)  
len Nguyen [len.nguyen@lacity.org](mailto:len.nguyen@lacity.org); Mike Bonin [Mike.Bonin@lacity.org](mailto:Mike.Bonin@lacity.org) Vince Bertoni [Vince.Bertoni@lacity.org](mailto:Vince.Bertoni@lacity.org)

Case Description:

Change of use from mortuary/church/office/residence to 3 restaurant tenant spaces at ground floor with office/residence above. # of the 3 restaurants are seeking ABC licenses to serve alcohol for on-site consumption in conjunction with a bona-fide restaurant. No change to existing floor area or building envelope.

- A coastal development permit pursuant to LAMC 12.20.2 to allow a change of use from mortuary/church/office and residence to three (3) restaurant tenant spaces, office, and residence. No change in floor area is proposed. The proposed restaurants will have service floor areas of 864.02 sf (Unit A), 490.46 sf (Unit B), and 659.84 sf (Unit C).
- A conditional use permit pursuant to LAMC 12.24 W 1 to allow the sale and dispensing of a full line of alcoholic beverages for on-premises consumption at three new restaurants located in the M1-1 zone. The proposed establishments will have square footage of 1,361.96 sf (Unit A) and 1,157.76 sf (Unit C).
- A Variance to allow 13 parking spaces to be provided off-site via lease in lieu of covenant.

Public Comment & Possible Action: Motion

D.

Case: ZA-2020-495-CUB-CDO  
City Hearing: July 22, 2020  
Address: 1440 South Lincoln Boulevard  
Applicant: Emmanuel Dossetti Le Zinque LLC  
LUPC Staff: Daffodil Tyminski  
Representative: Caitlyn Browning [caitlyn@lezinque.com](mailto:caitlyn@lezinque.com)>  
City Planner: [bob.babajian@lacity.org](mailto:bob.babajian@lacity.org)  
[Jason.p.douglas@lacity.org](mailto:Jason.p.douglas@lacity.org) [mike.bonin@lacity.org](mailto:mike.bonin@lacity.org)

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### Case Description:

- CUB SALE FOR FULL LINE ON & OFF-SITE CNSMPT IN CONJ W/ PROP RETAIL 1800 SF, 4320 SF REST W/ 100 SEATS & 50 EX SEATS & 640 SF UNCV D PATIO HRS OF OP 7AM-12AM SUN-TH 7AM-2AM F & SAT. EXTERIOR RENOVATIONS

Public comment and possible action:

Motion

## 9. Adjournment

**PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS:** The public is requested to fill out a “Speaker Card” to address the Land Use & Planning Committee on any agenda item before the Land Use & Planning Committee 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 Land Use & Planning Committee jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Land Use & Planning Committee 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 Land Use & Planning Committee 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 [chair-lupc@venicenc.org](mailto:chair-lupc@venicenc.org)*

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**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 AMERICAN 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 George Francisco, VP, at [\(310\) 421-8627](tel:3104218627) or email [vp@venicenc.org](mailto:vp@venicenc.org).

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