



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE
PO Box 550, Venice, CA 90294 www.VeniceNC.org
Email: Chair-LUPC@VeniceNC.org



Meeting of the Land Use and Planning Committee

AGENDA

DATE: Thursday January 14, 2021

TIME: 7:00 – 10:00 pm

IN CONFORMITY WITH THE GOVERNOR’S EXECUTIVE ORDER N-29-20 (03-17-20) AND DUE TO CONCERNS OVER COVID 19, THE MEETING WILL BE CONDUCTED ENTIRELY TELEPHONICALLY. TO JOIN THE MEETING PLEASE USE THIS LINK:

<https://us02web.zoom.us/j/84042031325>

Or iPhone one-tap:

US: +16699006833,,84042031325# or +13462487799,,84042031325#

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

Webinar ID: 840 4203 1325

International numbers available: <https://us02web.zoom.us/j/84042031325>

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

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 213.978.1551.

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.

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	

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3. Approval of Minutes
Draft minutes for December 8, 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>

- A. Case: VTT-82077-SL-HCA and ENV-2020-4774-CE
City Hearing: January 6, 2021
Address: 1801-1821 Penmar Ave and 1169 Palms Blvd
LUPC Staff: Shep Stern
Applicant: 1169 Palms LLC, SHS Management
Representative: Nick Leathers and Tony Russo, Crest Real Estate
City Staff: Alexander Truong
Case Description: Vesting Tentative Tract Map for subdivision of existing Bungalow Court on one lot with 7 dwelling units and detached garage into an 8-lot small-lot subdivision with 7 residential bungalow court lots and one bungalow court lot for parking with a total of 7 parking spaces, on an approximately 11,107 square foot site in the [Q]RD1.5-1XL] zone; with a waiver of a 3-foot dedication along Palms Blvd and a 3-foot dedication along Penmar Ave.

Public comment and possible motion

- B. Case: DIR 2020-4146-CDP-MEL-PSH-SIP and ENV-2020-4148-CE
City Hearing: January 4, 2021
Address: 2213, 2215, 2217, 2217 ¼, 2217 ½, and 2219 Marian Place; and 845-847 Venice Blvd
LUPC Staff: Shep Stern, Barry Cassily, Chris Zonnas
Applicant: Becky Dennison, Venice Community Housing Corporation
Representative: Allison Riley, Venice Community Housing Corporation
City Staff: Ira Brown
Case Description: Demolition of two detached garages, improvements and the conversion of 7 existing single-family dwellings to 8 permanent supportive housing units, 1 manager's unit and 2,491 square feet of supportive services. The improvements consist of: the rehabilitation of 5 residential structures (2213-2219 Marian Place), a 1,970 square-foot addition to an existing 1-story, 790 square-foot single-family dwelling (845 Venice Blvd) resulting in a 2,760 square-foot, 2-story, 2-unit structure with 1,380 square feet of supportive services; the rehabilitation of an existing 1,825 square-foot single-family dwelling (847 Venice Blvd) resulting in a 714 square-foot dwelling unit and 1,111 square feet of supportive services; and the construction of a new, 770 square-foot detached Accessory Dwelling Unit (2213 Marian Place), with 2 parking spaces are onsite, in the R3-1 zone.

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Public comment & possible motion

- C. Case: DIR-2020-4810-CDP-SPP-MEL and ENV-2020-4811-CE
City Hearing: January 4, 2021
Address: 409 E Sherman Canal
LUPC Staff: Carlos Zubieta
Applicant: Catherine and Nolan Gallagher, Chen Gallagher LLC
Representative: Austin Peters, Peters Architecture
City Staff: Bindu Kannan
Case Description: Demo of an existing 2-story single-family dwelling and construction of a new 3-story 4,273 square-foot single-family dwelling with attached garage, providing 3 parking spaces, and a roof deck, in the RW1-1-O zone

Public comment & possible 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, 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 chair-lupc@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 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:(310)421-8627) or email vp@venicenc.org.

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