



# 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:LUPC@VeniceNC.org)



## Land Use and Planning Committee

DATE: Thursday September 2, 2021 TIME: 7:00 pm – 10:00 pm

You are invited to a Zoom webinar.  
When: Sep 2, 2021 07:00 PM Pacific Time (US and Canada)  
Topic: LUPC

Please click the link below to join the webinar:  
<https://us02web.zoom.us/j/85696424653?pwd=RkUzQIR0SittXhBM0wwSXpxZDRqdz09>

Passcode: 923512

Or One tap mobile :

US: +16699006833,,85696424653#,,,,\*923512# or

+13462487799,,85696424653#,,,,\*923512#

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 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: 856 9642 4653

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International numbers available: <https://us02web.zoom.us/j/85696424653?pwd=RkUzQIR0SittXhBM0wwSXpxZDRqdz09>

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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### AGENDA ITEMS

1. Call to Order

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## 2. Roll Call

Name	Present	Name	Present
Alix Gucovsky, Chair	x	Matthew Royce	x
Barry Cassily	x	Chris Plourde	x
Corrine Baginski	x	Andrew Mika	x
Lauren Siegel	x	Michael Jensen	x
		Mehrnoosh Mojalali	x

3. Approval of Minutes-- see draft minutes for August 5, 2021 at <http://venicenc.org/landuse-committee-php>

Michael motion to approve minutes/Alix seconds motion passes 2-0-7 7 abstained because they were not at previous meeting

4. Approval of Agenda

Michael motion to approve the agenda with C and D continued no later than September 30, 2021/Alix Seconds 9-0-0

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. CNC Reports

<https://www.venicenc.org/ncfiles/viewCommitteeFile/23205>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/23204>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/23203>

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

## 9. CASES FOR REVIEW

A. Case: DIR-2019-6301-CDP-SPP-SPPA-MEL and ZA-2019-6302-ZAA

City Hearing: June 21, 2021, CDP determination pending

Address: 350 6<sup>th</sup> Ave

LUPC Staff: Shep Stern

Applicant: Kole & Jill Strebel

Representative: Walter Reyes  
[walterjr5@yahoo.com](mailto:walterjr5@yahoo.com)

City Staff [Bindu.Kannan@lacity.org](mailto:Bindu.Kannan@lacity.org); [Jason.douglas@lacity.org](mailto:Jason.douglas@lacity.org)

Case Description: Demolition of a 1922 1-story, 644 sf SFD and guest house & new 3-story, 3,060 sf SFD with basement, roof deck & 3 parking spaces (2 in garage), on a 2,993 sf lot. Venice Coastal Zone Specific Plan Adjustment (SPPA) for increase in height to 33' (10% increase over 30' limit), and Zoning Administrator Adjustment (ZAA) for a 5' rear yard (67% decrease from 15' required) and 5' side yard setback (23% decrease from 6'6" required).

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<https://www.dropbox.com/s/hmcxytg8vqtpfo5/350%206th%20ave.%20COMPLETE%20SET.pdf?dl=0>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/23243>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/23263>

Public Comment & possible action/motion

Michael motion/Alix seconds

LUPC recommends that the VNC board deny the project as presented due to a lack of demonstrable hardships and until the applicant presents revised plans.

9-0-0

B.

Case: DIR-2021-4626-CDP-MEL

City Hearing:

Address: 2412 Clark Avenue

LUPC Staff: Matt Royce

Applicant: James McCann [jpmccann10@gmail.com](mailto:jpmccann10@gmail.com)

Representative: Kelly Douglas [KMDouglas@jrmcre.com](mailto:KMDouglas@jrmcre.com)

City Staff [Bindu.Kannan@lacity.org](mailto:Bindu.Kannan@lacity.org); [Jason.douglas@lacity.org](mailto:Jason.douglas@lacity.org)

Case Description:

- THE DEMOLITION OF EXISTING ONE STORY SFD AND DETACHED GARAGE AND CONSTRUCTION OF A TWO-STORY, 2768 SF SFD, PROVIDING THREE ON -SITE PARKING SPACES

<https://www.venicenc.org/ncfiles/viewCommitteeFile/23194>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/23193>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/23241>

Public Comment & possible action/motion

Matt motion/Barry seconds

9-0-0

LUPC recommends that the VNC Board approve as a “de minimus” project.

C.

Case: ZA-2020-1541-CUB-CU-CDP

City Hearing:

Address: 1217 Ocean Front Walk

LUPC Staff: Shep Stern

Applicant: Carl Lambert [carl@lambertinc.com](mailto:carl@lambertinc.com)

Representative: Nik Hlady [nik@epgla.com](mailto:nik@epgla.com)

City Staff [Ira Brown ira.brown@lacity.org](mailto:Ira.Brown@lacity.org); [Jason.douglas@lacity.org](mailto:Jason.douglas@lacity.org)

Case Description:

- The reestablishment of the existing groundfloor restaurant and basement theater with the on-site sale of a full-line of alcoholic beverages for both.

<https://www.venicenc.org/ncfiles/viewCommitteeFile/23198>

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<https://www.venicenc.org/ncfiles/viewCommitteeFile/23197>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/23196>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/23199>

Public Comment & possible action/motion

Continued at request of applicant

### D. WRAC MOTIONS

1.

Case: Support for ACA 7 (Muratsuchi/Glazer)

Bill text: [https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=202120220ACA7](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220ACA7)

Proposed by Chris Spitz/WRAC LUPC on June 21, 2021

Passage deadline: September 2021

Passed by: Bel Air Beverly Crest Neighborhood Council Brentwood Community Council Pacific Palisades Community Council Westside Neighborhood Council Westwood Neighborhood Council  
Motion:

#### Passed by

- Bel Air-Beverly Crest Neighborhood Council
- Neighborhood Council of Westchester/Playa
- Pacific Palisades Community Council
- West LA-Sawtelle Neighborhood Council
- Westside Neighborhood Council
- Westwood Neighborhood Council

#### Motion:

The Westside Regional Alliance of Councils (WRAC) supports Assembly Constitutional Amendment 7 (Muratsuchi/Glazer), which would place on the ballot for voter decision a Constitutional amendment to restore local governmental control over land use, zoning and planning decisions. WRAC has expressed support for local land use control in five of its adopted positions (Oppose SB 827, SB 50, SB 9 and SB 10; Support SB 15).

<https://www.venicenc.org/ncfiles/viewCommitteeFile/23200>

Public Comment:

### E. DISCUSSION ITEMS

1. SB9

[https://leginfo.legislature.ca.gov/faces/billCompareClient.xhtml?bill\\_id=202120220SB9&showamends=false](https://leginfo.legislature.ca.gov/faces/billCompareClient.xhtml?bill_id=202120220SB9&showamends=false)

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2. SB10

[https://leginfo.legislature.ca.gov/faces/billCompareClient.xhtml?bill\\_id=202120220SB10&showamends=false](https://leginfo.legislature.ca.gov/faces/billCompareClient.xhtml?bill_id=202120220SB10&showamends=false)

**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 213.473.5391.

**PUBLIC ACCESS OF RECORDS:** *In compliance with Government Code section 54957.5 the agenda and non-exempt writings that are distributed to a majority or all of the board members in advance of regular and special meetings may be viewed at Beyond Baroque (681 Venice Blvd), the Venice Library (501 S. Venice Blvd), and the VNC website (<http://www.venicenc.org>), or at the scheduled meeting. For a copy of any record related to an item on the agenda, please contact [communications@venicenc.org](mailto:communications@venicenc.org). 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)*

**PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS:** The public is requested to fill out a "Speaker Card" to address the VNC Land Use & Planning Committee on any agenda item before it 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 Neighborhood Council jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Neighborhood Council 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 Neighborhood Council 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 [secretary@venicenc.org](mailto:secretary@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](http://www.venicenc.org).

**DISABILITY POLICY: THE AMERICANS 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 Melissa Diner, Secretary, at (310) 421-8627 or email [secretary@venicenc.org](mailto:secretary@venicenc.org).

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**COMMUNITY IMPACT STATEMENTS (CIS):** Any Board action with a City Council File # may result in the issuance of a CIS. ALL AGENDA TIMES ARE APPROXIMATE AND SUBJECT TO CHANGE ON THE NIGHT OF THE MEETING.