



# 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



## Joint VNC Board and Land Use and Planning Committee

DATE: Thursday October 14 , 2021 TIME: 7:00 pm – 11:00 pm

You are invited to a Zoom webinar.  
When: Oct 14, 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/87815707218>

Or One tap mobile :

US: +16699006833,,87815707218# or +12532158782,,87815707218#

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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  
301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or 877 853 5257 (Toll  
Free) or 888 475 4499 (Toll Free) or 833 548 0276 (Toll Free) or 833 548  
0282 (Toll Free)

Webinar ID: 878 1570 7218

International numbers available: <https://us02web.zoom.us/j/87815707218>

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

2. Roll Call

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

3. Approval of Minutes--see draft minutes for September 30, 2021, at: <http://venicenc.org/land-use-committee.php>

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

5. Chair's Report

6. City Early Notification Reports 9/26/2021-10/09/2021

Addresses

1740 Penmar Avenue

760 East Vernon

2204 Strongs Drive

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25399>

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

8. Laura McPherson LA CITY PLANNING to present on the Local Coastal Plan update

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### 9. CASES FOR REVIEW

- A. Case: ZA-2021-6548-CUB ENV-2021-6549-CE  
City Hearing: TBD  
Address: 600-604 Venice Boulevard  
LUPC Staff: Michael Jenssen  
Applicant: Bill Chait Tres Tigers Venice LLC  
Representative: Shaw Youngblood [shaw@rawlingspm.com](mailto:shaw@rawlingspm.com)  
City Staff: Sienna Kuo [sienna.kuo@lacity.org](mailto:sienna.kuo@lacity.org) ; Jason.douglas@lacity.org  
Case Description:
- A cup for the sale and service of a full line of alcohol for on site consumption and off site privileges in conjunction with an existing restaurant

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25406>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25407>

Public Comment & possible action/motion :

- B. Case: DIR-2020—6145-CDP-MEL ENV-2020-6146-CE  
City Hearing: TBD  
Address: 2330 South Cloy Avenue  
LUPC Staff: Mehrnoosh Mojallali  
Applicant: Benjamin Ballentine. [ben@ballentinearchitects.com](mailto:ben@ballentinearchitects.com)  
Representative: Danielle Shafner. [Danielle@ballentinearchitects.com](mailto:Danielle@ballentinearchitects.com)  
City Staff: Bindu Kannan [bindu.kannan@lacity.org](mailto:bindu.kannan@lacity.org) ; Jason.douglas@lacity.org  
Case Description:
- Demolition of an existing single family dwelling and construction of a new, 2,149 sq. ft. house with an attached 2 car garage

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25401>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25400>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25402>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25403>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25404>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25405>

Public Comment & possible action/motion

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### 10. STAKEHOLDER MOTIONS

#### **A. Parking Requirements for Accessory Dwelling Units (ADU) in the Venice Coastal Zone.**

##### **Motion Submitted by Tim Bonefeld**

The Venice Neighborhood Council requested that The City of Los Angeles and the California Coastal Commission follow Assembly Bill 68 and the City of Los Angeles 2020 ADU Memo relating to required parking.

Whereas the Venice Coastal Zone should contribute to the needed increase in density.

Whereas the Venice Coastal Zone already has stricter commercial and residential parking requirements than the rest of the City of Los Angeles.

Whereas the Venice Coastal Zone Specific Plan requires that all new vehicular access to Venice Coastal Development Projects shall be provided from alleys, when available.

Whereas the Venice Coastal Zone lots are mostly Substandard Lots, therefore, creates a hardship to provide the additional one (1) onsite parking stall currently requested by The City of Los Angeles and the California Coastal Commission.

*Therefore the Venice Neighborhood supports the use of public transportation as described in AB 68:  
(d) Notwithstanding any other law, a local agency, whether or not it has adopted an ordinance governing accessory dwelling units in accordance with subdivision (a), shall not impose parking standards for an accessory dwelling unit in any of the following instances:*

- (1) The accessory dwelling unit is located within one-half mile of public transit.*
- (2) The accessory dwelling unit is located within an architecturally and historically significant historic district.*
- (3) The accessory dwelling unit is part of the proposed or existing primary residence or an accessory structure.*
- (4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.*
- (5) When there is a car share vehicle located within one block of the accessory dwelling unit.*

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25408>

Public Comment & possible action/motion

#### **B. Expedited Process for Accessory Dwelling Units in the Venice Coastal Zone**

##### **Motion Submitted by Tim Bonefeld**

The Venice Neighborhood Council requested that The City of Los Angeles Planning Department and the California Coastal Commission follow Assembly Bill 68 relating to the project process time.

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Whereas the Venice Coastal Zone should contribute to the needed increase in density. Whereas the current CDP application time is more than 12 months.

Whereas the current CDP application fee is more than \$15,000.

Whereas the CEX application time would be less than 2 months.

Whereas the CEX application fee is \$1,700.

Whereas a CEX would still be appealable to the California Coastal Commission.

Therefore the Venice Neighborhood urges The City of Los Angeles and the California Coastal Commission to process applications for Accessory Dwelling Units as a CEX (Coastal Exemption) instead of and CDP (Coastal Development Permit)

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25408>

Public Comment & possible action/motion

### 11. Meeting Adjourned

**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).

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

**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.