



Venice Neighborhood Council

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



Land Use and Planning Committee

DATE: Thursday October 28, 2021

TIME: 7:00 pm – 11:00 pm

You are invited to a Zoom webinar.
When: Oct 28, 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/86586114794>

Or One tap mobile :

US: +16699006833,,86586114794# or +12532158782,,86586114794#

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 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: 865 8611 4794

International numbers available: <https://us02web.zoom.us/j/86586114794>

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

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AGENDA ITEMS

1. Call to Order

2. Roll Call

Name	Present	Name	Present
Alix Gucovsky, Chair	x	Matthew Royce	
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 October 14, 2021, at: <http://venicenc.org/land-use-committee.php>

Michael motion to continue Andrew seconds motion carries 8-0-0

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

24 East 18th Avenue. Chris Plourde

717 South 7th Avenue Mehrnoosh/Corinne

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25588>

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

8. Presentation by Eric Vogler regarding dewatering

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9. CASES FOR REVIEW

- A. 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
Representative: Danielle Shafner. Danielle@ballentinearchitects.com
City Staff Bindu Kannan bindu.kannan@lacity.org ; Mike Bonin Mike.Bonin@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/25585>

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25586>

Public Comment & possible action/motion

Mehrnoosh Motion/Michael seconds 8-0-0

The Venice Neighborhood Council recommends approval of the project as presented.

- B. Case: ZA-2021-632-CDP-CUB-SPP
City Hearing: October 27
Address: 671 Rose Avenue (Groundworks)
LUPC Staff: Barry Cassily
Applicant: Carol Gleicher
Representative: Andrew Yapp Southern California Land Use
City Staff Juliet Oh Juliet.Oh@lacity.org, Sienna Kuo Sienna.Kuo@lacity.org Mike Bonin Mike.Bonin@lacity.org Jason Douglas Jason.douglas@lacity.org

Case Description:

- A change of use to convert 920 sq feet of retail catering to service floor within a 3300 sq ft retail

<https://www.venicenc.org/ncfiles/viewCommitteeFile/25587>

Public Comment & possible action/motion

Barry Motion/Michael Seconds

Motion : Postpone to the November 11 LUPC meeting

8-0-0

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C.

Case: ENV-2021-7535-CE-ZA-2021-7532-CUB
City Hearing: TBD
Address: 320 Sunset Boulevard Gjusta
LUPC Staff: Michael Jensen and Lauren Siegel
Applicant: Fran Camaj
Representative: Laurette Healy laurette@citylanduse.com
City Staff: Mike Bonin mike.bonin@lacity.org ; Jason.douglas@lacity.org
Case Description:

- A CUP for the sale and service of a full line of alcohol for onsite consumption with an existing bakery/retail/restaurant

Public Comment & possible action/motion

Michael motion/ Lauren seconds

Motion- Applicant to return to LUPC November 11, 2021
8-0-0

10. STAKEHOLDER MOTIONS

A. COLIVING BUSINESSES IN RESIDENTIAL NEIGHBORHOODS

Sponsored by: Steve Williams

Whereas there is a proliferation of “co-living” businesses in Venice’s residential zones that are not permitted uses of the zone;

Where as these "co-living" businesses are violating their certificate of occupancy and the terms and conditions of their coastal development permits and building permits;

Whereas such “co-living” businesses do not provide parking for the residents;

Whereas sometimes these businesses put beds in the way of windows, which are required for emergency exit purposes;

Whereas “co-living” businesses sometimes allow for stays of less than 30 days, which is a violation of the City’s Home Sharing Ordinance;

Whereas due to the numbers of occupants at any one time and also due to group activities at these businesses there are issues with noise and other nuisances;

Whereas there is a City Council Motion instructing the Planning Department, in consultation with the Department of Building and Safety, and the City Attorney, to prepare and present an ordinance that defines

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'co-living' residential facilities as an enumerated use with corresponding zones of the City where they can locate;

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=21-0665>

Therefore, the Venice Neighborhood Council requests that the City order these co-living business operators to comply with the law and return the use to that approved in the Certificate of Occupancy. This request will be submitted in the form of a community impact statement to council file 21-0665 with copies to Mike Bonin Mike.Bonin@lacity.org, Jason Douglas, Jason.Douglas@lacity.org.

Public Comment & possible action/motion

Chris motion to open discussion/Corinne seconds motion.

Amended motion Chris Plourde/Michael Jensen seconds

8-0-0

Whereas there is a City Council Motion (CF 21-0665), approved on September 15, 2021, instructing the Planning Department, in consultation with the Department of Building and Safety, and the City Attorney, to prepare and present an ordinance that defines "co-living" residential facilities as an enumerated use with corresponding zones of the City where they can locate:

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=21-0665>.

Whereas the fact that "co-living" businesses are currently under review by the City with respect to where they can locate does not allow for those operators to violate other effective codes, ordinances or permit requirements.

Therefore, the Venice Neighborhood Council requests that, while the proposed ordinance is pending, the City order "co-living" business operators to comply with existing applicable laws and codes.

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. 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*

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.

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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.

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 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.

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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.