

# 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 Meeting of the Land Use and Planning Committee



DATE: Thursday August 22, 2019

TIME: 7:00 pm – 9:45 pm

### Oakwood Recreation Center

767 California Ave, Venice

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.

PUBL

Name	Present	Name	Present
Alix Gucovsky, Chair	x	Matthew Royce	x
Barry Cassilly	x-left meetin g b/c of recusal	Shep Stern	X Left after appro val of agend a becau se of recus al
Tim Bonefeld		Daffodil Tyminski	x
Michael Jensen	x	Jerome Williams	
		Carlos Zubieta	x

IC 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.

### AGENDA ITEMS

1. Call to Order

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2. Roll Call

3. Approval of Minutes

see draft minutes for August 8, 2019 at: <http://venicenc.org/land-use-committee.php>

**Matt Royce motion to approve/Shep second 4-2-0 Daffodil/Michael abstain**

4. Approval of Agenda

**Shep motion to approve Carlos seconds. Matt Royce new motion to remove 8B 8C at request of applicant and rehear at Sept 5 meeting, Alix Second no objections 6-0**

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. 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: DIR-2018-5452-CDP; ZA-2018-5453-ZAA; ENV-2018-5454-CE

City Hearing date: TBD

Address: 854 Superba Avenue

Applicant: James Chanes, Tru Properties

LUPC Staff: Michael Jensen

Representative: Noah Greer, Manual Labor

Case Description:

- Pursuant to LAMC section 12.20.2 a coastal development permit CDP for the demolition of an existing 4 unit residential structure and a small lot subdivision of the existing 6,358 sq ft lot to create two small lots with 2 new single family dwellings in the RD 1.5-1 zone
- Pursuant to government code section 65590 and 65990.1 (the mello act) and the city of Los Angeles interim mello act compliance administrative procedures, a Mello Act Compliance Determination (MEL)
- Pursuant to LAMC section 17.50 a Parcel map/subdivision (PMLA) to create 2 small lot single family dwellings.
- Pursuant to Venice Coastal Zone specific Plan a SPP or VSO prior to public hearing

Public Comment & Possible Action: Motion

**Michael Jensen proposed motion to approve as presented. Matt Royce seconds. 5-0 shep stern recuses because of 500ft rule, Barry Cassilly recuses because of current lawsuit.**

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B.

Case: ZA-2019-2484-CUB; ENV-2019-2485-CE

**City Hearing date: August 26, 2019, 12 noon**

Address: 73 Market Street

Applicant: 73 Market Lessee, LLC

LUPC Staff: Matthew Royce

Representative: Marcia Davalos, City Land Use, Inc.

Case Description:

- Tenant improvement to an existing 11,162 sq ft two story office space
- Conditional Use Alcoholic Beverage permit (CUB) to allow the sale and dispensing of a full line of alcoholic beverages for on site consumption in conjunction with a members only Office during the hours of 10am -11pm. No sales of alcoholic beverages will be offered to the public. This is a members only office, in the CM-1 zone.

Public Comment & Possible Action: Motion

**REMOVED FROM AGENDA WILL BE REHEARD AT SEPT 5 LUPC MEETING**

C.

Case: DIR-2019-2122 CDP-MEL; ENV-2019 -2123

City Hearing: TBD

Address: 704 Milwood Avenue

Applicant: Firas and Margot Bushnaq

LUPC Staff: Shep Stern/Jerome Williams

Representative: Lucia Bartholomew, Electric and Bowery

Case Description:

- Pursuant to LAMC Section 12.20.2 a coastal development permit (CDP) for the demolition of an existing duplex and construction of a new 2 story 4319 sq ft single family dwelling with an attached garage and basement in the R2 zone.
- Pursuant to government code section 65590 and 65590.1 (the mello act) and the City of Los Angeles Interim Mello Act Compliance Administration Procedures, a Mello Act Compliance Determination (MEL)
- Pursuant to Venice Coastal Zone Specific Plan a VSO or SPP prior to public hearing

Public Comment & Possible Action: Motion

**REMOVED FROM AGENDA WILL BE REHEARD AT SEPT 5 LUPC MEETING**

9. Other

10. Adjournment

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**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)*

**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:(310)421-8627) or email [vp@venicenc.org](mailto:vp@venicenc.org).

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