

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



DATE: Thursday December 5, 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		Matthew Royce	
Barry Cassilly		Shep Stern	
Tim Bonefeld		Daffodil Tyminski	
Michael Jensen		Chris Zonnas	
		Carlos Zubieta	

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.

ALL AGENDA TIMES ARE APPROXIMATE AND SUBJECT TO CHANGE ON THE NIGHT OF THE MEETING.

AGENDA ITEMS

1. Call to Order
2. Roll Call
3. Approval of Minutes
see draft minutes for November 12, 2019 at: <http://venicenc.org/land-use-committee.php>
4. Approval of Agenda

Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 www.VeniceNC.org

Email: Chair-LUPC@VeniceNC.org

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: TBD
Address: 2329 South Grand Canal
Applicant: Brad Gluckstein 2329 grand canal llc
LUPC Staff: Carlos Zubieta
Representative: Peters Architecture contact: ngoc@capeters.com> and austin@capeters.com
City Planner: Jeff Khau contact jeff.khau@lacity.org
Case Description:

- Construction of a new 3 story plus roof deck single family residence with attached two car garage.

Public comment and possible action: Motion

B.

Case: DIR-2019-4231-CDP-MEL, ZA-2019-4232-ZAA, ENV-2019-4233 CE
City Hearing date: December 16, 2019
Address: 579 East Venice Boulevard
Applicant: Jeffrey J Martin contact: jeff@blueviewre.com
LUPC Staff: Shep Stern
Representative: Tony Russo Crest Real Estate contact tony@crestrealestate.com
City Planner: Jeff Khau contact: Jeff.Khau@lacity.org
Case Description:

- The Director of Planning and Zoning administrator shall consider an exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines, section 15301, 15303, and 15331 and determine that there is no substantial evidence demonstrating that an exception to the categorical exemption pursuant to CEQA guidelines section 15300.2 applies.
- Pursuant to LAMC section 12.20.2 a coastal development permit for the demolition of an existing one story duplex and the construction of a new three story 3824 sq ft single family dwelling with an attached accessory dwelling unit (ADU) an attached three car garage, and a roof deck, on a lot located in the dual permit jurisdiction area of the California coastal zone.
- Pursuant to government code sections 65590 and 65590.1 and the city of Los Angeles Interim Mello Act Compliance Administrative procedures, a Mello act compliance review for the demolition of two residential units and the construction of two residential units within the California Coastal Zone.
- Pursuant to LAMC 12.28 a zoning administrator's adjustment to allow a reduced front yard 5 feet along Grand View Boulevard and a reduced front yard of 5 feet along Venice boulevard in lieu of the 15 feet otherwise required per section 12.10 C.1

Public Comment & Possible Action: Motion

Venice Neighborhood Council

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

C.

Case: CPC 2019-2282 CDP-MEL SPP DB-CUB
City Hearing: TBD
Address: 811-815 Ocean Front Walk
Applicant: Vera Sutter Ocean Front Walk LC
LUPC Staff: Tim Bonefeld/Daffodil Tyminski
Representative: John Reed John@reedarchgroup.com>
City Planner: Juliet Oh contact Juliet.oh@lacity.org

Case Description:

- Pursuant to LAMC 12.22.A.25, Density Bonus Compliance Review to permit the construction of a project totaling 9 dwelling units, including 1 dwelling unit for Low-Income household occupancy for a period of 55 years, utilizing Parking Option No. 1, with the following requested incentives:
 - a. Pursuant to LAMC Section 12.22.A.25(f)(5)(i), an On-Menu Incentive to permit 39 feet main building height with a less than 100 square foot elevator penthouse structure at 41 feet in height in lieu of 35 feet otherwise permitted by Venice Coastal Zone-Specific Plan Section 10.F(3)(a).
 - b. Pursuant to LAMC Section 12.22.A.25(g)(3), a Waiver of Development Standard to permit a 6-foot passageway in lieu of a 12-foot passageway otherwise required by LAMC Section 12.21.C(2)(b).
 - c. Pursuant to LAMC Section 12.22.A.25(f)(5)(i), a Waiver of Development Standard to permit a 2'-9" X 2'-6" triangular portion of the upper portion of the building to encroach into the 45 degree step-back plane otherwise permitted by Venice Coastal Zone Specific Plan Section 10.F(3)(a).
- Pursuant to Los Angeles Municipal Code 11.5.7.C, Project Permit Compliance Review with the Venice Coastal Zone-Specific Plan.
- Pursuant to Los Angeles Municipal Code 12.20.2, a Coastal Development Permit for a project in the Dual Permit Jurisdiction California Coastal Zone.
- Pursuant to Government Code Sections 65590 and 65590.1, and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for a project in the California Coastal Zone.
- Pursuant to CEQA Guidelines, Section 15332, an Exemption from CEQA (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
- CUB for the restaurant with a full line of Alcohol service

Public Comment & Possible Action: Motion

Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 www.VeniceNC.org

Email: Chair-LUPC@VeniceNC.org

D.

Case: DIR-2019-2188-CDP-SPP, ZA-2019-5777-ZV, ENV-2019-2189-CE
City Hearing: December 12, 2019
Address: 1423-1425 South Abbott Kinney Boulevard
Applicant: GSW Creative Corporation
LUPC Staff: Michael Jensen
Representative: ThreeSixty contact Dana Sayles dana@eka360.net
City Planner: Ira Brown contact ira.brown@lacity.org
Case Description:

- Change of use from a 782 sq ft office with a two story mixed use building into a retail store, one residential unit, and one parking space dedicated to the residential unit will be maintained on site.
- The director of planning and zoning shall consider an exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines, section 15301 and that there is no substantial evidence demonstrating that an exception to the categorical exemption pursuant to CEQA guidelines section 15300.2 applies
- Pursuant to LAMC section 12.20.2 a coastal development permit for a change of use from a 782 sq ft office into a retail store, located within the Single Permit Jurisdiction of the Coastal Zone.
- Pursuant to LAMC section 12.27 a zone variance to remove the requirement for an onsite loading zone as required by section 12.21-C.6
- Pursuant to LAMC section 11.5.7 a project permit compliance review for a project within the Venice Coastal Zone Specific Plan

Public Comment & Possible Action: Motion

E.

Case: DIR-2019-5672-CDP-SPP, ZA-2019-5674 CUB ZV
City Hearing: TBD
Address: 1635 Abbott Kinney
Applicant: GSW Creative Corporation
LUPC Staff: Michael Jensen
Representative: Dana Sayles contact: dana@eka360.net
City Planner: Jeff Khau contact jeff.khau@lacity.org
Case Description:

- Coastal Development permit and Venice Coastal Zone specific plan change of use to restaurant: conditional use permit for alcohol sales
- Zone variance to eliminate onsite loading zone requirements.

Public Comment & Possible Action: Motion

9.

For Discussion

Venice Neighborhood Council

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

A. SB 50

Senator Scott Wiener plans to bring back SB 50 to the Senate floor as early as January 24, 2020. What position should the VNC take on this bill.

Public comment and Possible action: Motion

10. Adjourn

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.

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 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 George Francisco, VP, at [\(310\) 421-8627](tel:(310)421-8627) or email vp@venicenc.org.