



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 July 9, 2020 TIME: 7:00pm – 10:00 pm

IN CONFORMITY WITH THE GOVERNORS EXECUTIVE ORDER N-29-20 (MARCH 17, 2020) AND DUE TO CONCERNS OVER COVID – 19, THIS VENICE NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED ENTIRELY TELEPHONICALLY TO JOIN THE MEETING PLEASE USE THIS LINK

You are invited to a Zoom webinar.

When: Jul 9, 2020 07:00 PM Pacific Time (US and Canada)

Topic: VNC Land Use & Planning Committee Virtual Webinar, Thursday, July 9, 2020, 7:00 p.m.

Please click the link below to join the webinar:

<https://zoom.us/j/95272442348>

Or iPhone one-tap :

US: +16699006833,,95272442348# or +12532158782,,95272442348#

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 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free)

Webinar ID: 952 7244 2348

International numbers available: <https://zoom.us/j/95272442348>

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

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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.

PUBLIC 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

Name	Present	Name	Present
Alix Gucovsky, Chair	X	Matthew Royce	X
Barry Cassily	X	Chris Zonnas	
Tim Bonefeld	X	Shep Stern	X
Daffodil Tyminski	X	Michael Jensen	X
		Carlos Zubieta	X

3. Approval of Minutes

see draft minutes for June 25th 2020 at: <http://venicenc.org/land-use-committee.php>

Carlos motion to approve the minutes/Alix seconds 8-0-0

4. Approval of Agenda

Shep motion to approved the agenda/Carlos seconds 8-0-0

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. 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>)

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A.

Case: DIR-2019-5903-CDP-MEL

City Hearing: June 15, 2020
Address: 825 Angelus Place **correction 815 Angelus Place**
Applicant: Allison Fister
LUPC Staff: Tim Bonefeld
Representative: Laura Donovan Architecture ld@lauradonovanarch.com
City Planner: kevin.fulton@lacity.org
Jason.p.douglas@lacity.org mike.bonin@lacity.org

Case Description:

- Demolition of a 1 story house and the construction of a new 3506 sq foot 2 story house with a roof deck and a garage.

Public comment and possible action:

Motion **Daffodil motion to approve as presented/Barry seconds 7-2-0 shep and alix nay votes**

B.

Case: DIR-2020-1241-CDP, ZA-2020-1242-ZV-CUB
City Hearing:
Address: 202 South Main Street
Applicant: Venice Wave LP, 1600 Venice LLC
LUPC Staff: Matthew Royce
Representative: Brian Silveira
City Staff: Sienna Kuo sienna.kuo@lacity.org Jason Douglas Jason.douglas@lacity.org
len Nguyen len.nguyen@lacity.org; Mike Bonin Mike.Bonin@lacity.org Vince Bertoni Vince.Bertoni@lacity.org

Case Description:

Change of use from mortuary/church/office/residence to 3 restaurant tenant spaces at ground floor with office/residence above. 2 of the 3 restaurants are seeking ABC licenses to serve alcohol for on-site consumption in conjunction with a bona-fide restaurant. No change to existing floor area or building envelope.

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- A coastal development permit pursuant to LAMC 12.20.2 to allow a change of use from mortuary/church/office and residence to three (3) restaurant tenant spaces, office, and residence. No change in floor area is proposed. The proposed restaurants will have service floor areas of 864.02 sf (Unit A), 490.46 sf (Unit B), and 659.84 sf (Unit C).
- A conditional use permit pursuant to LAMC 12.24 W 1 to allow the sale and dispensing of a full line of alcoholic beverages for on-premises consumption at two new restaurants located in the M1-1 zone. The proposed establishments will have square footage of 1,361.96 sf (Unit A) and 1,157.76 sf (Unit C).
- A Variance to allow 13 parking spaces to be provided off-site via lease in lieu of covenant.

Public Comment & Possible Action: Motion

Matt motion to approve as presented because it is adaptive re-use of an existing building which will provide a direct benefit to the neighborhood with minimal impact on parking
Alix seconds 8-0-0 passes

C.

Discussion and possible action on a request to the Dept of City Planning to increase the required per cent of affordable housing in Transit Oriented Communities (TOC) Density Bonus projects in Venice, to 60%, as permitted by the TOC ordinance.

Whereas, per an October 2019 joint report from the Housing and Community Investment Dept, the Dept of City Planning and the Office of the Chief Legislative Analyst, in the 5th RHNA cycle The City of Los Angeles' Allocation vs Actual Production was the following:

RHNA Allocation Total Units to date

(cycle 2013-2021)

Very Low Income 20,427 4,265

Low Income 12,435 2,588

Moderate 13,728 430

And

Whereas these numbers include units created via SB1818 and Measure JJJ density bonuses,

And

Whereas the 6th RHNA cycle allocations for the City of Los Angeles are:

RHNA Allocation

(cycle 2021-2029)

Very Low Income 115,989

Low Income 68,257

Moderate 74,067

And

Whereas, the same October 2019 report indicated that the city has, as of 2018, still to produce 39,307 Affordable units by the end of the 5th RHNA cycle in 2021,

And

Whereas, in a May 15, 2020 Press Release, the dept of City Planning announced that the TOC ordinance had produced 2900 Affordable Units in 2019, and was responsible for driving much of the housing production in Los Angeles,

And

Whereas there is no evidence that this rate of production will increase, and consequently the city will not achieve it's 5th Cycle RHNA Affordable unit target,

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And

Whereas, the 6th RHNA Cycle allocations are considerably higher than the 5th Cycle,

And

Whereas, per SB 35, failure to provide for the assigned RHNA affordable housing goals could result

In projects' qualifying for by-right streamlining, and thereby circumvent tailored local zoning and community participation

And

Whereas L.A.M.C. Sec. 12.22.A.31.(d) allows for adjustment of the required percentages for On Site Restricted Affordable Units for an individual TOC Affordable Housing Incentive Area through a Community Plan Update,

Therefore, be it resolved that the Venice Neighborhood Council requests that the Dept of City Planning, as part of the Venice Community Plan Update, increase the required percentage for On Site Restricted Affordable Units for projects requesting TOC Density Bonuses within the Venice Council boundaries to 60%.

Public Comment & Possible Action: Motion

To be continued we will bring back for further conversation

9. Adjournment

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

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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:3104218627) or email vp@venicenc.org.

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