



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 REGULAR MEETING AGENDA

You are invited to a Zoom webinar.

When: Mar 7, 2024 07:00 PM Pacific Time (US and Canada)

Topic: VNC LUPC

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85688591489>

Or One tap mobile :

+16699006833,,85688591489# US (San Jose)

+16694449171,,85688591489# US

Webinar ID: 856 8859 1489

Translation Services: Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Secretary@VeniceNC.org para avisar al Concejo Vecinal.

IN CONFORMITY WITH THE OCTOBER 8, 2023, ENACTMENT OF CALIFORNIA SENATE BILL 411 (PORTANTINO) AND BY RESOLUTION OF THE VENICE NEIGHBORHOOD COUNCIL, THIS VENICE NEIGHBORHOOD COUNCIL LAND USE AND PLANNING COMMITTEE MEETING WILL BE CONDUCTED ENTIRELY WITH A CALL-IN OPTION OR INTERNET-BASED SERVICE OPTION.

Every person wishing to address the Board must dial telephone number listed above, and enter the above Meeting Id number and then press # to join the meeting. When prompted by the presiding officer, to provide public input at the Neighborhood Council meeting the public will be requested to dial *9 or use the Raise Hand option, to address the Board on any agenda item before the Board takes an 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 Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board 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 Board meeting. Public comment is limited to 30 seconds per speaker, unless adjusted by the presiding officer of the Board.

1. CALL TO ORDER

Meeting called to order at _____ p.m.

2. ROLL CALL

| | | |
|---|---|--|
| <input type="checkbox"/> Corinne Baginski | <input type="checkbox"/> Todd Lorber | <input type="checkbox"/> Mark Mack |
| <input type="checkbox"/> Andreas Ramani | <input type="checkbox"/> Robin Rudisill | <input type="checkbox"/> Gabriel Smith |
| <input type="checkbox"/> Richard Stanger | <input type="checkbox"/> Michael Jensen (Chair) | <input type="checkbox"/> Steven Williams |

3. CHAIR ANNOUNCEMENTS

(1) MTA Community Meeting (March 18, 5pm-6:30pm):

<https://us02web.zoom.us/j/87567232012?pwd=UnFQYlplDVE5GekNibDRrZVFoSXhMQT09>

Webinar ID: 875 6723 2012

Phone: 213 338 8477

(2) Survey for Community Plan (deadline is March 8):

https://docs.google.com/forms/d/e/1FAIpQLSfHT8a03yQprBuc75de55lpW2N9pgJNJO_7BltnvFb6Q9K7XA/viewform?vc=0&c=0&w=1&flr=0&pli=1

4. APPROVAL OF MINUTES

A. Minutes from 10/5/2023

Draft Minutes:

<https://www.venicenc.org/assets/documents/5/meeting65404a6cde2b9.pdf>

Motion: Approve minutes from 10/5/2023 LUPC Regular Meeting

Maker / 2nd:

Vote: Yea: ____ / Nay: ____ / Abstain: ____ / Recuse: ____ / Ineligible: ____ / Absent ____

B. Minutes from 2/1/2024

Draft Minutes:

<https://www.venicenc.org/assets/documents/5/meeting65bc9738899d4.pdf>

Motion: Approve minutes from 2/1/2024 LUPC Regular Meeting

Maker / 2nd:

Vote: Yea: ____ / Nay: ____ / Abstain: ____ / Recuse: ____ / Ineligible: ____ / Absent ____

5. DECLARATION OF CONFLICTS OF INTEREST OR EX PARTE COMMUNICATIONS

LUPC members to declare any conflicts of interest or *ex-parte* communications relating to items on this meeting’s agenda. For more information, please see Fair Political Practices Commission Overview of Conflicts of Interest, available at <https://www.fppc.ca.gov/content/dam/fppc/NS-Documents/TAD/Campaign%20Documents/Conflicts%20Guide%202022.pdf>.

| Board Officer | Conflict | Ex Parte | Details |
|------------------|--------------------------|--------------------------|---------|
| Corinne Baginsky | <input type="checkbox"/> | <input type="checkbox"/> | |
| Todd Lorber | <input type="checkbox"/> | <input type="checkbox"/> | |
| Mark Mack | <input type="checkbox"/> | <input type="checkbox"/> | |
| Andreas Ramani | <input type="checkbox"/> | <input type="checkbox"/> | |
| Robin Rudisill | <input type="checkbox"/> | <input type="checkbox"/> | |
| Gabriel Smith | <input type="checkbox"/> | <input type="checkbox"/> | |
| Richard Stanger | <input type="checkbox"/> | <input type="checkbox"/> | |
| Steven Williams | <input type="checkbox"/> | <input type="checkbox"/> | |
| Michael Jensen | <input type="checkbox"/> | <input type="checkbox"/> | |

6. GENERAL PUBLIC COMMENT (LIMITED TO ITEMS NOT ON AGENDA)

Public comment is limited to one (1) minute per speaker with a total comment time not to exceed ten (10) minutes, unless adjusted by the Chair. No comment on items appearing on the Agenda are permitted. No committee member announcements are permitted.

7. STAFF ASSIGNMENTS

A. Staff Update on Assigned Cases

| Address | Case No. | Description | Staff |
|-----------------------|---------------------------------------|--|-----------------------|
| 726 Rose Ave. | CPC-2022-8746-DB-CDP-SPP-MEL-VHCA-PHP | Demo of the existing structure for the construction of a 4-story (46'-8" feet), 10-unit, mixed-use development located in the Venice Coastal Zone Specific Plan zoned C2-1 | CB/SW |
| 10 E Washington Blvd | APCW-2022-792-SPE-CDP-CUB-ZV-SPP | Addition of a 623 SF uncovered outdoor dining area to existing restaurant located in the Venice coastal zone zoned C4-1 | TL/AR *on hold |
| 621 E. California Ave | ZA-2022-2418 | Wall hedge variance for existing 6' 6" tall fence and 8' tall hedge in front yard. | MM |
| 2478 Lincoln Blvd. | ZA-2023-8371-CUB | CUB to allow the sale of beer and wine for off-site consumption with a proposed specialty wine store with operating hours from 8:00am to 11:00pm, daily. | CB |
| 19 E. Windward | ZA-2024-471-CDP-CUB-CUX-SPP | Music entertainment facility and restaurant in the Venice SP. | TL |

B. Case Assignments

| Address | Case No. | Description | Staff |
|-----------------|---------------------------|--|-------|
| 2520 S. Lincoln | ZA-2023-7556-CUB | CUB to allow on-site sale of a full line of alcoholic beverages with a proposed 2,600 sf restaurant with 91 interior seats and 762 sf of patio area with 54 seats. Hours of operation 8am to 2am daily | |
| 709 Brooks | DIR-2024-249-CDP-HCA | Demolition of 2 SFDs and construction of one 2-story SFD in the front and one 2-story SFD in the rear with 5 parking spaces, with previously small lot subdivision per Case #AA-2019-6453-PMLA-SL | |
| 78 Market St. | ZA-2018-3595-CU-CUB-ZV-M1 | Change operating hours from 8am - 1am to 9am - 2am. | |
| 23 E. Windward | DIR-2000-3597-RV-PA4 | Plan approval and condition compliance review. Request to remove or modify all prior conditions of (REV)(PA3) | |
| | | | |

8. PRESENTATION

A. MTA Joint Development of Division 6 Presentation by Carey Jenkins and Karen Swift

Carey Jenkins and Karen Swift from MTA will explain the process to date and what we can expect at March 18's Community Meeting. **Note: tonight's presentation is not about Bridge Housing or extension of that program.**

Background

On January 28, 2016, the Metro Board of Directors adopted a motion calling for a community-based process to determine a new use for Division 6 (what we know as the MTA Lot located at 100 Sunset at Main St.) through Metro’s Joint Development program. Between the October 2018 and March 2019, MTA’s Joint Development Department conducted outreach efforts in Venice. The outreach and development planning and design culminated in the latest draft Development Guidelines from May 2019 (see supporting materials), which summarizes outreach efforts and contains several conceptual proposals for the MTA Lot.

On March 18, 2024, from 5:00 p.m. to 6:30 p.m., MTA will host a community meeting to:

- Learn about MTA’s steps to identify a long-term plan for the site.
- Meet the project developer finalists
- Receive presentations of design concepts
- Ask the finalists questions

Link to Division 6 Page on MTA Website: <https://www.metro.net/projects/jd-division6/>

March 18 Webinar Info:

<https://us02web.zoom.us/j/87567232012?pwd=UnFQY1pDVE5GekNibDRrZVFoSXhMQT09>

Webinar ID: 875 6723 2012

Phone: 213 338 8477

Additional materials located in supporting documents at www.venicenc.org/lupc

9. CASES

A. 621 E. California

| | |
|----------------------|---|
| Case Number: | ZA-2022-2418 |
| Project Description: | Wall hedge variance for existing 6'-6" tall fence and 8' tall hedge in front yard. |
| Motion: | |
| Planning Case: | https://planning.lacity.gov/pdiscaseinfo/caseid/MjU2NTI20 |

B. 522 Venice Blvd.

| | |
|----------------------|--|
| Case Number: | CPC-2020-5839-DB-CU-CDP-MEL-SPP-HCA |
| Project Description: | density bonus conditional use permit, CDP with Mello, and major Project Permit Venice Coastal SPP compliance for a new 24 unit apartment (5 VLI units) |
| Motion: | |
| Planning Case: | https://planning.lacity.gov/pdiscaseinfo/caseid/MjQwOTQy0 |

10. DISCUSSION ITEMS AND POSSIBLE MOTIONS

A. Venice Boys PCN Request

Hugo Moreno Background

Hugo Moreno was born and raised in Venice, He qualifies for the City of Los Angeles’s Social Equity Program, which is designed to give ownership opportunities to groups harmed by the War on Drugs. He is

asking for support from the VNC for his petition to the city for a retail dispensary in Venice. Currently, the number of retail dispensaries (8) exceeds the numbers permitted in the community plan based on population (4). Therefore, new dispensaries must go through a Public Convenience or Necessity (PCN) process to obtain a permit. Hugo Moreno is seeking VNC support to attempt to complete this process.

Business Plan:

<https://docs.google.com/document/d/1z-hFBvvS0bRVKalnXmnzcNMQX7em4ERzjNjGScj4-E/edit>

Motion:

Maker / 2nd:

Vote: Yea: ____ / Nay: ____ / Abstain: ____ / Recuse: ____ / Ineligible: ____ / Absent ____

11. MEETING ADJOURNED

Meeting adjourned at ____ p.m.

ADA Access

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, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least three (3) business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org.

Public Posting of Agendas

Neighborhood Council agendas are posted for public review as follows:

- Beyond Baroque, 681 Venice Blvd., Venice, CA 90291
- www.VeniceNC.com
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System (ENS) at <https://lacity.gov/government/subscribe-agendas/neighborhood-councils>.

Notice to Paid Representatives

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01, *et seq.* More information is available at www.ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.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, Secretary@VeniceNC.org. Reconsideration and Grievance Process - For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website www.VeniceNC.org.

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